





**** THREE BEDROOM PROPERTY ** WALKING
DISTANCE TO TOWN CENTRE ** TWO OFF ROAD
PARKING SPACES**

Whether you're a first-time buyer, downsizer, or seeking a buy-to-let opportunity, we strongly advise an internal inspection to full appreciate the scope of accommodation on offer.

Positioned within walking distance to the town centre, this property offers convenient access to a plethora of amenities. You'll find yourself within a short stroll from numerous supermarkets, independent shops, inviting public houses, delightful restaurants, cozy coffee houses, lively bars, the local train station, a modern leisure centre and a multi-screen cinema. Furthermore, this appealing home comes with the added advantage of two off-road parking spaces. Don't miss the chance to view and contemplate the potential of this delightful residence.



ABODE
SALES & LETTINGS

Hallway

With a double glazed composite front entry door leading into, staircase rising to the first floor landing, central heating radiator, telephone point, smoke alarm, internal door entries lead to:

Cloaks/WC

With low-level WC, with continental flush, wash hand basin with tiled splash-back, central heating radiator, alarm system unit, consumer unit and extractor fan.

Lounge/Diner

With a double glazed window to the rear elevation, double glazed double doors leading to the rear garden, TV aerial point, useful under stairs storage cupboard and three central heating radiators

Kitchen

With a double glazed window to the front elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with roll top preparation work surfaces, a range of integrated appliances includes a 1 1/2 stainless steel sink and drainer with mixer tap, four ring stainless steel gas hob with matching extractor hood, oven/grill, space for further freestanding and under counter white goods, central heating radiator and in housing is a newly installed Worcester Bosch central heating gas boiler.

Landing

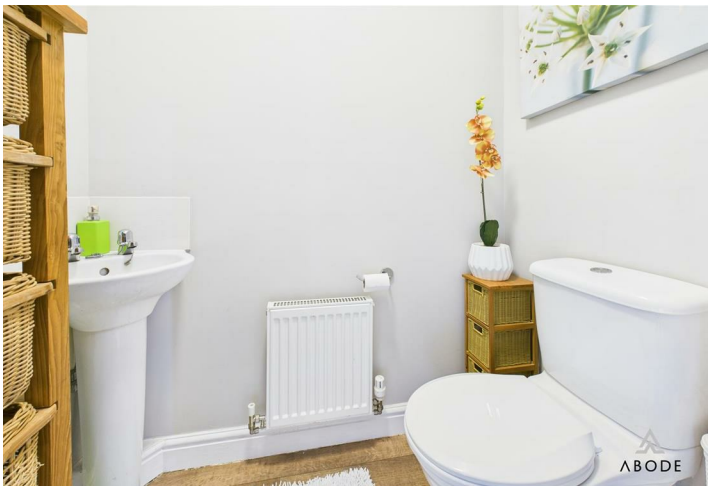
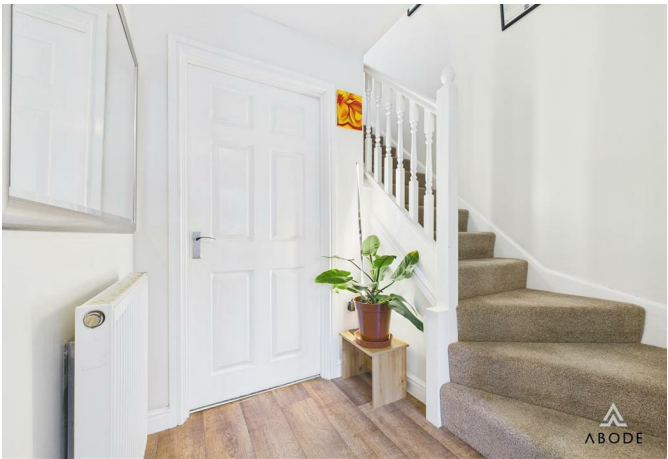
With a UPVC double glazed window to the side elevation, access into loft space via loft hatch, smoke alarm, isolator switch, airing cupboard with a eye level shelving, internal entries lead to:



Bedroom One

With a double glazed window to the front elevation, central heating radiator.







Shower Room

With a double glazed frosted window to the front elevation, featuring a refitted, three-piece family shower room suite, comprising of low-level WC with continental flush, pedestal wash hand basin with mixer tap, double walk in shower cubicle with shower over, glass screen and complementary tiling to wall coverings, extractor fan, heated towel radiator and shaving point.

Bedroom Two

With a double glazed window to the rear elevation and central heating radiator.

Bedroom Three

With a double glazed window to the rear elevation and central heating radiator

Outside

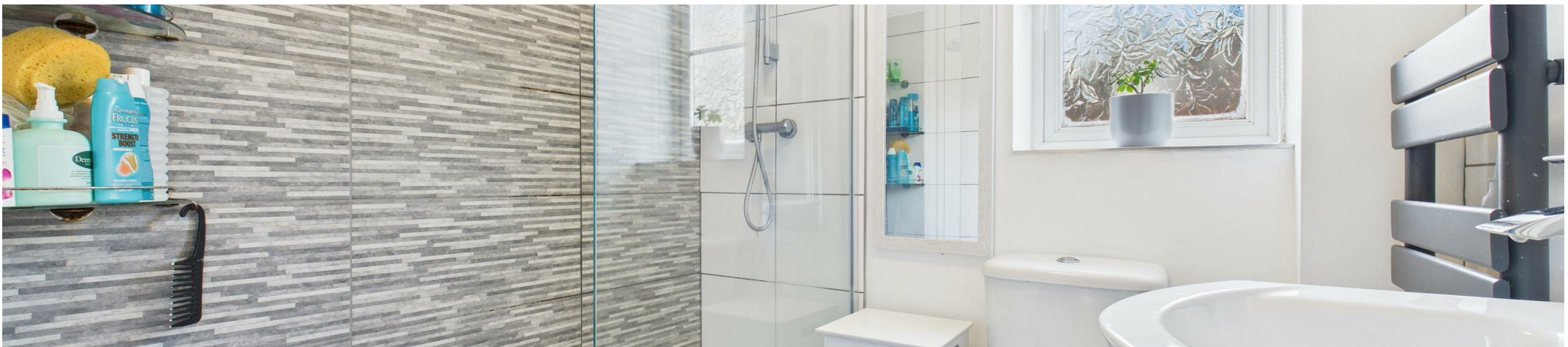
Located at the property is an entertaining paved patio area with steps leading to a low maintenance garden featuring mainly artificial grass. To the boundary are fence panels with timber posts and gated side entry leading to the off-road parking area.

Located to the rear of the plot is a hardstanding base with a timber built garden storage shed.

Charges

Notes:

There is an annual charge for the maintenance of communal areas of approximately £350.









Ground Floor

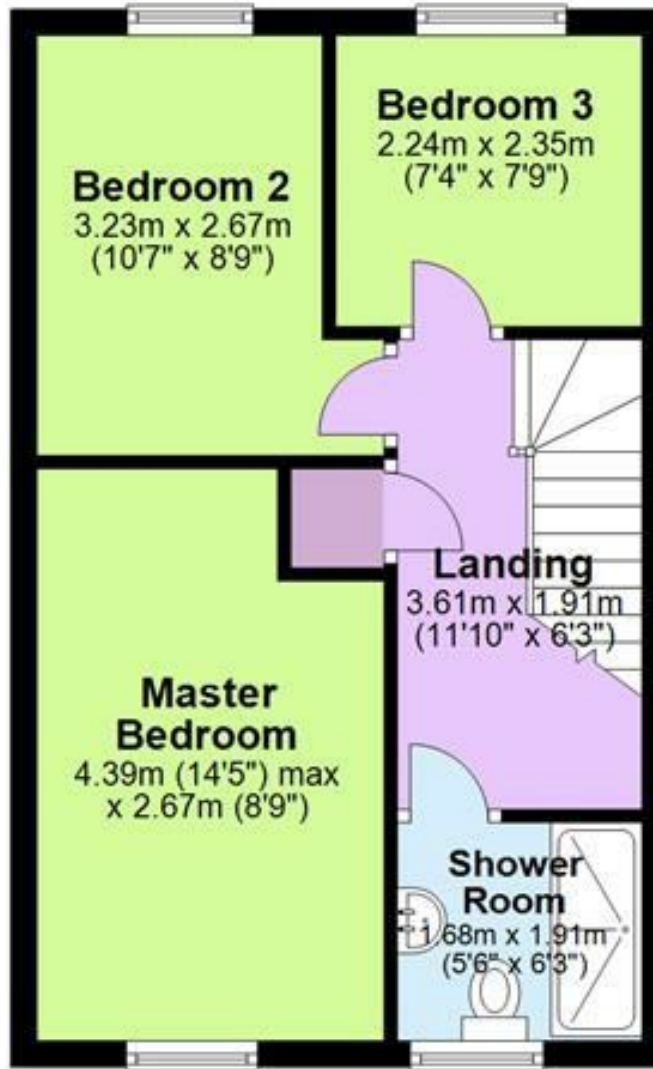
Approx. 36.1 sq. metres (389.0 sq. feet)

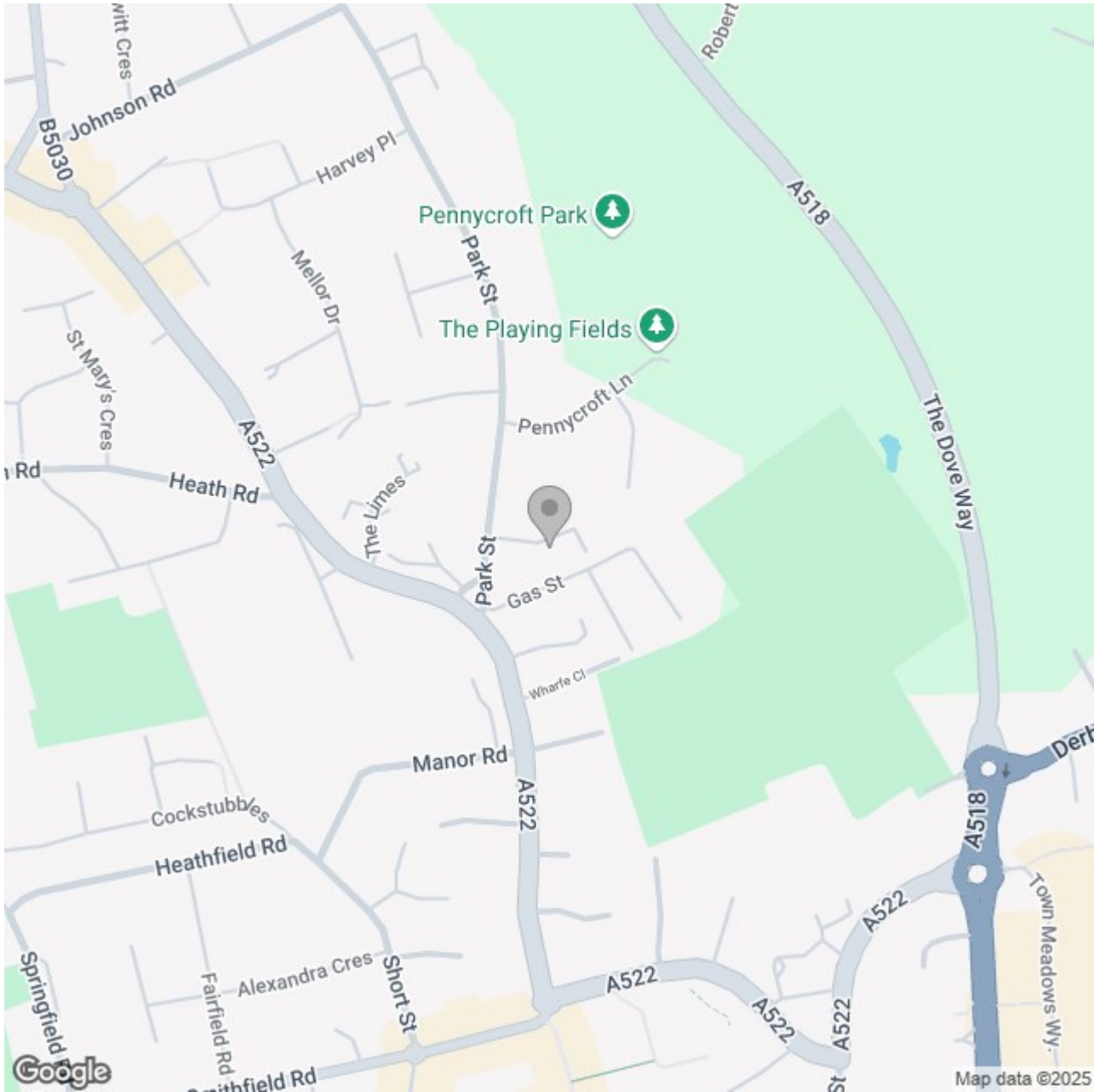


Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

First Floor

Approx. 36.0 sq. metres (387.9 sq. feet)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 