



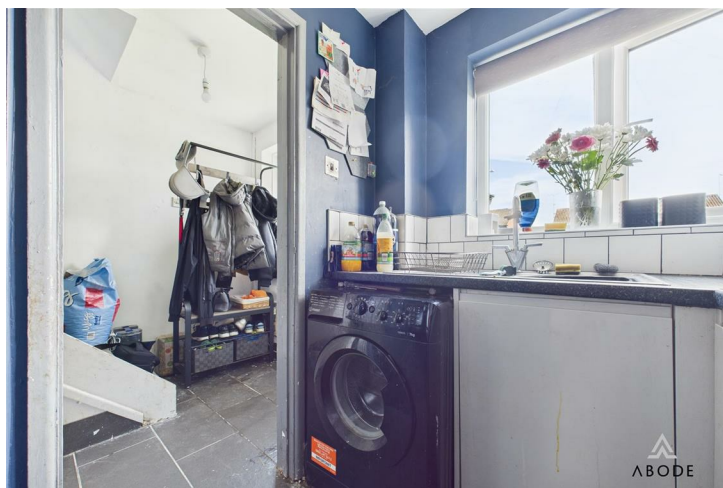




Abode are pleased to present this well-positioned mid terrace property, ideal for first-time buyers, located in a quiet cul-de-sac close to the heart of Uttoxeter. The accommodation briefly comprises a kitchen, lounge/diner, two bedrooms, and a bathroom. The property also benefits from front and rear gardens and offers excellent potential for further improvement or personalisation.

Occupying a corner plot within a peaceful cul-de-sac, this end of terrace home is conveniently situated near the centre of the historic market town of Uttoxeter. The town offers a wide range of amenities, including supermarkets, independent shops, cafes, bars, restaurants, leisure and sports facilities, and well-regarded schools. Uttoxeter is also home to the renowned Uttoxeter Racecourse.

For commuters, there is a local railway station and excellent road links via the A50, providing easy access to the M1 and M6 motorways, and making Stoke-on-Trent, Stafford, and Derby all within convenient commuting distance.



  
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 SALES & LETTINGS



## Hallway

Accessed via a composite front door with an inset UPVC double-glazed frosted glass panel to the front elevation. The hallway features a staircase rising to the first-floor landing, a central heating radiator, and internal doors providing access to:

## Kitchen

A UPVC double-glazed window to the front elevation provides natural light. The kitchen is fitted with a range of matching base and eye-level units and drawers, complemented by work surfaces and tiled splashbacks. Integrated features include a stainless steel sink and drainer unit with mixer tap, with plumbing and space available for freestanding and under-counter white goods.

## Landing

Providing access to the loft space via a ceiling hatch, with internal doors leading to:

## Bedroom One

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

## Bathroom

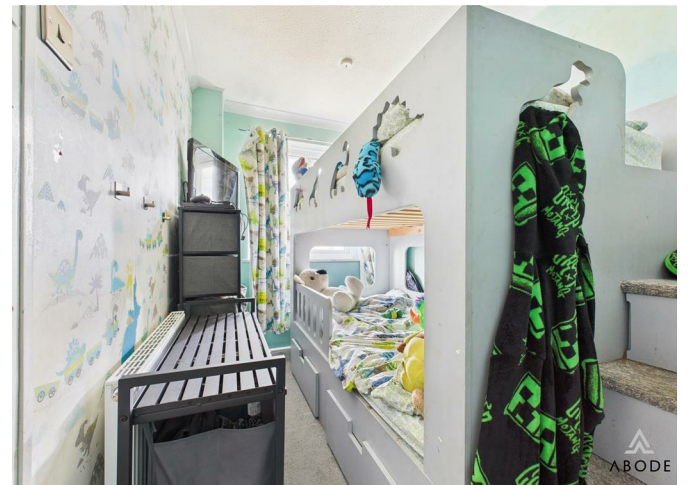
A UPVC double-glazed frosted glass window to the front elevation provides natural light. The bathroom comprises a three-piece suite, including a low-level WC, a wash hand basin with mixer tap, and a panelled bath with a folding glass screen and waterfall showerhead. The walls are partially tiled for ease of maintenance. Additional features include a central heating radiator and an extractor fan.

## Bedroom Two

Featuring a UPVC double-glazed window to the front elevation and a central heating radiator.













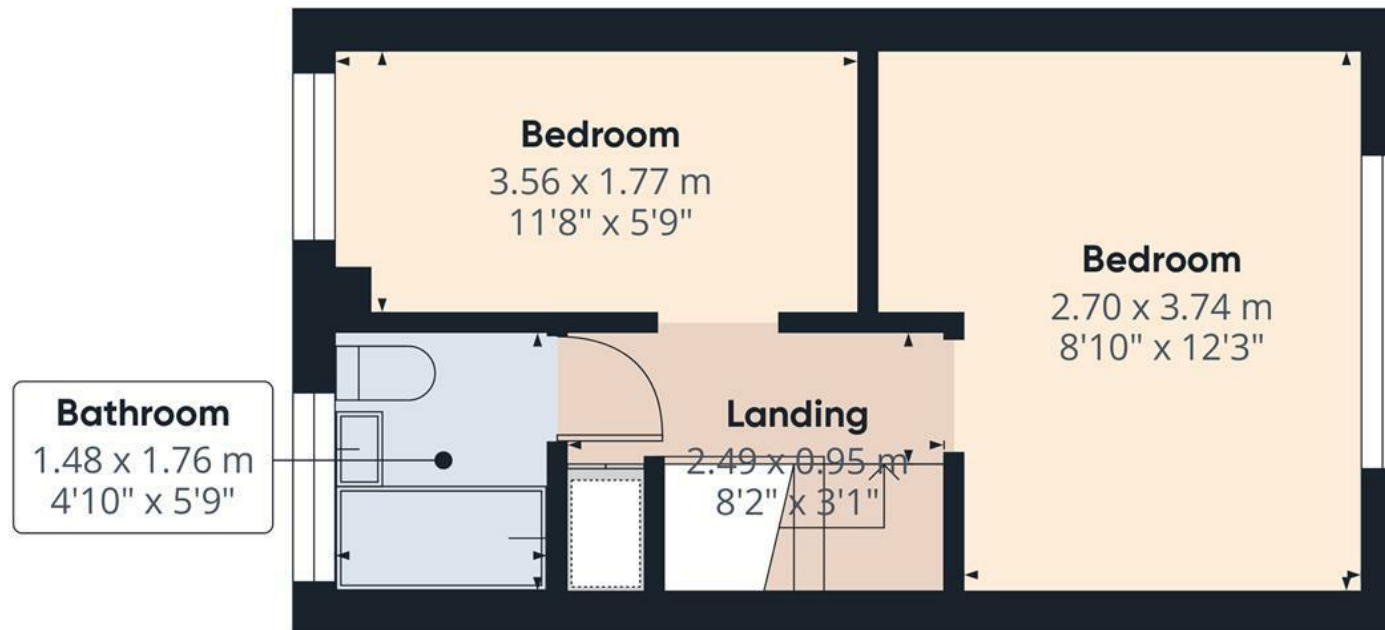


Floor 0

Approximate total area<sup>(1)</sup>

47.79 m<sup>2</sup>

514.39 ft<sup>2</sup>



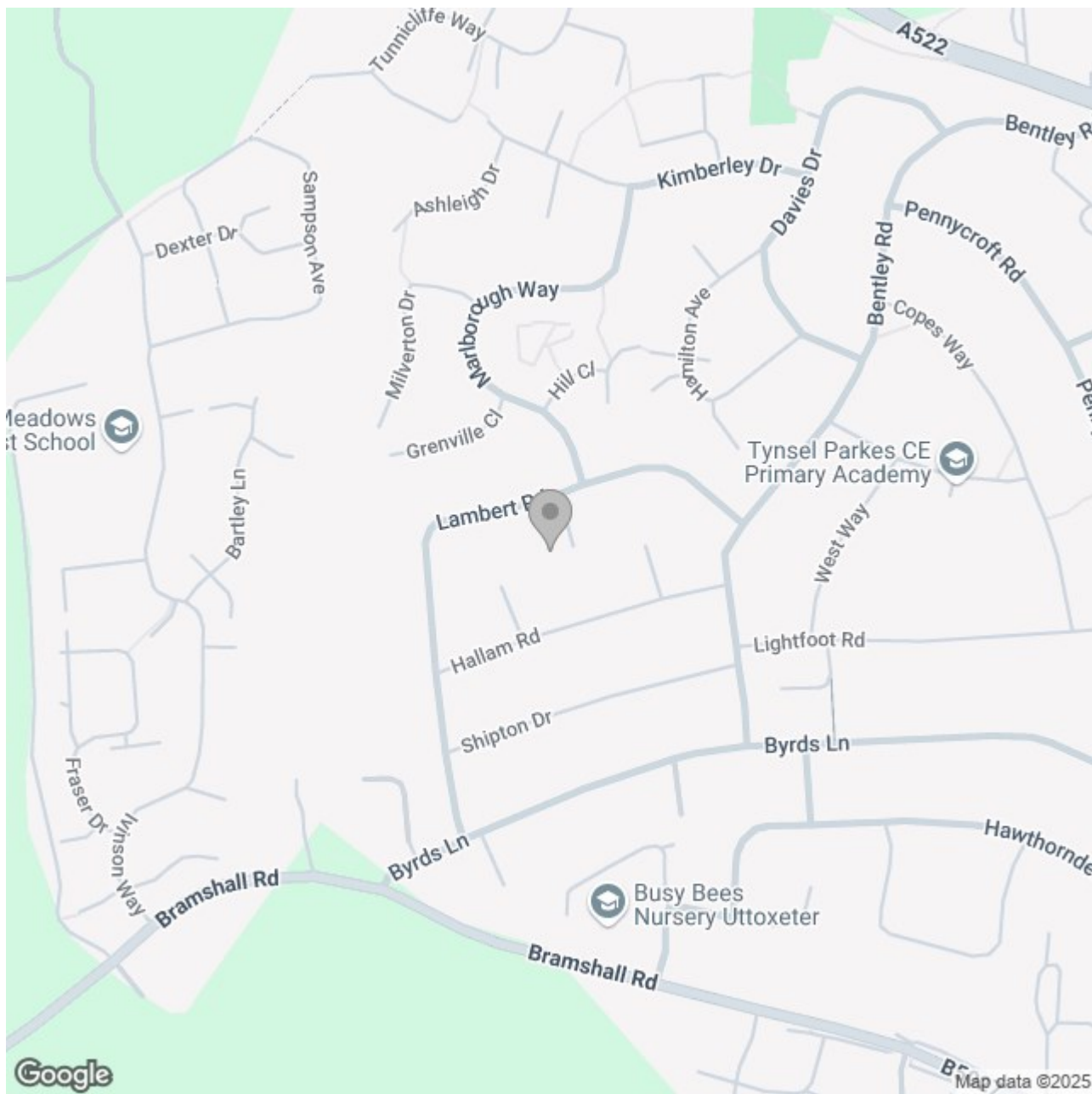
Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Energy Efficiency Rating

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