



2 Champion Way , Uttoxeter, ST14 7TB

A beautifully presented three-bedroom semi-detached home located within the sought-after Lioncourt Homes development.

This modern property offers well-designed living space throughout, beginning with a welcoming entrance hallway, a convenient downstairs WC, and a spacious lounge, stylish kitchen/diner. To the first floor there are three generously sized bedrooms, with the master having en-suite, along with a contemporary family bathroom.

Outside, the property features an enclosed rear garden, off-road parking, and a garage. An internal viewing is highly recommended to fully appreciate all this home has to offer.

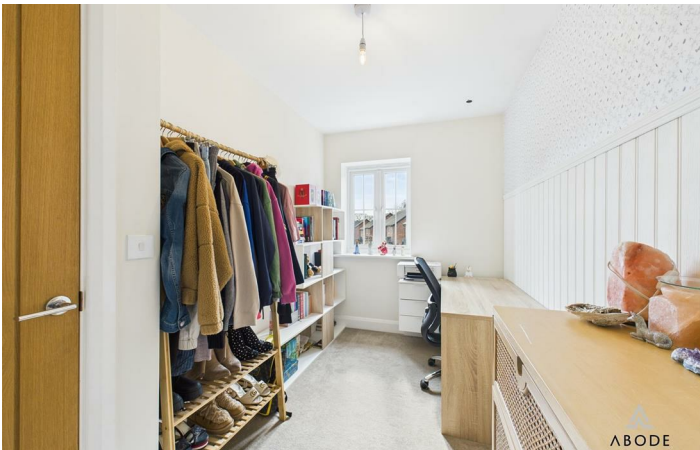
Please note: Annual estate charges apply for the maintenance and upkeep of communal areas.

£245,000

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Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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