







ABODE are delighted to offer for sale this well-maintained two-bedroom semi-detached property, ideally located in the desirable village of Bramshall, with convenient access to Utttoxeter town centre and excellent transport links. Offered for sale with no chain.

This is a fantastic opportunity to purchase a lovely home in a highly regarded area, benefiting from a range of nearby amenities, including leisure facilities, schools, and commuter routes.

The accommodation briefly comprises a fitted kitchen with space for appliances and a rear living room that opens directly onto the garden, creating a bright and sociable living space.

Upstairs offers two generously sized bedrooms, both served by a modern family bathroom.

Externally, the property boasts a good-sized front garden with a tarmac driveway providing off-road parking, while the rear garden features a patio area and a lawn—ideal for relaxing or entertaining.



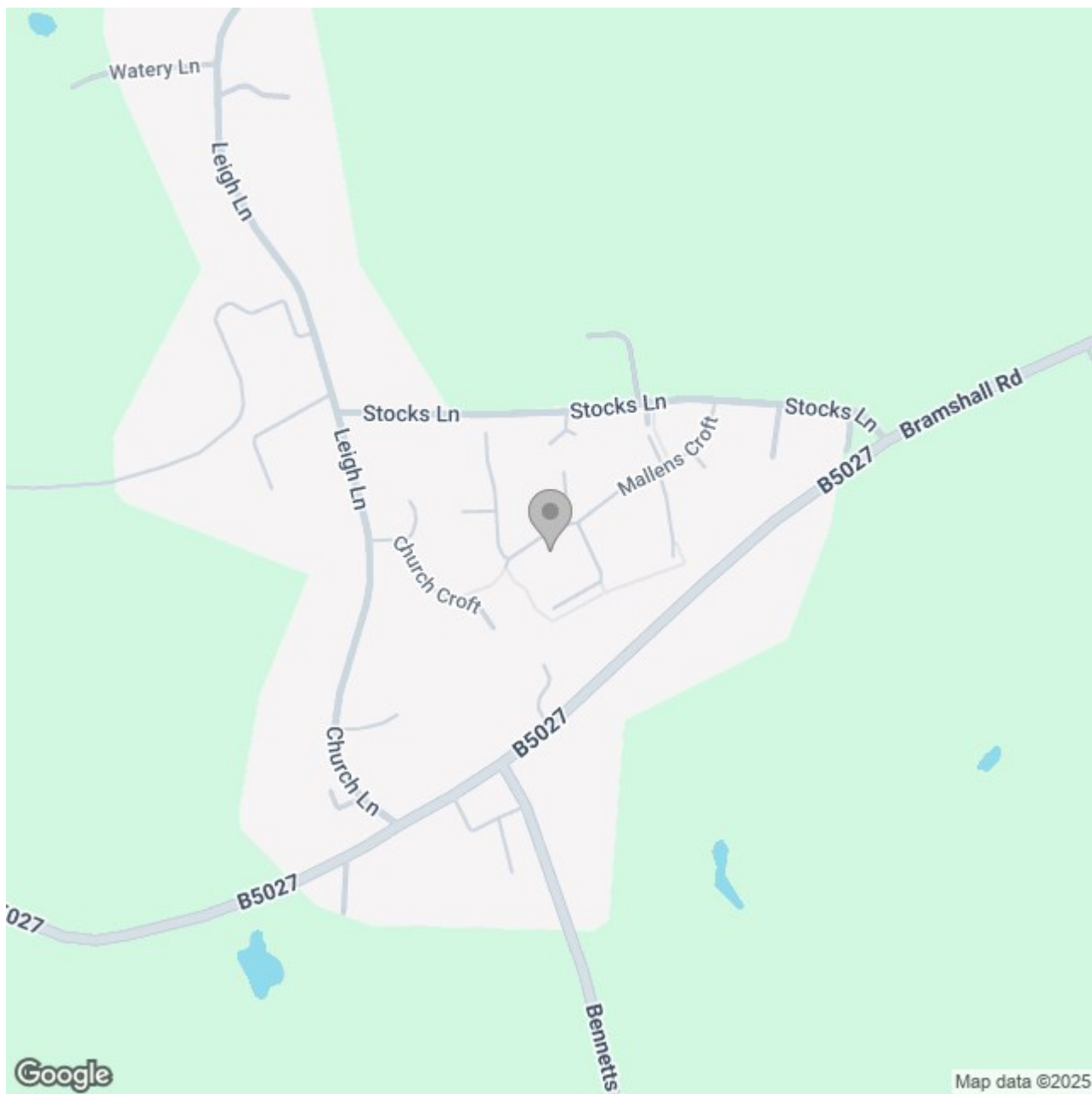












## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</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 