







\*\*\* Attention Cash Buyers \*\*\*

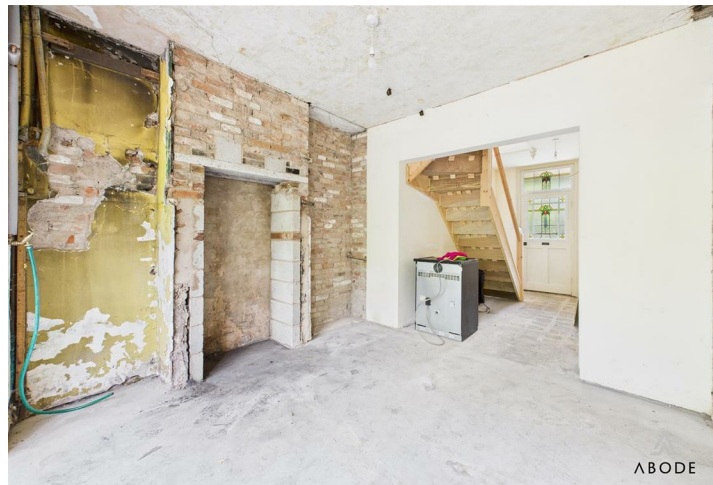
Abode are delighted to present this detached three-bedroom character property, offering huge potential and set on a generous plot in the highly sought-after village of Doveridge.

In need of full refurbishment, this unique home is a blank canvas—ideal for those looking to create their dream family home in a desirable location. The property enjoys a prime position within the village, which benefits from a range of local amenities and excellent commuter links via the nearby A50, providing convenient access to Uttoxeter and beyond.

In brief, the property comprises; entrance hallway leading to the kitchen, two reception rooms, a pantry and bathroom to the ground floor, and three double bedrooms to the first floor.

Externally, the property features gardens to the front and rear, a private driveway, and a range of garages and outbuildings, offering further scope for development (subject to necessary permissions).

Opportunities like this don't come around often—early viewing is strongly recommended to fully appreciate the potential on offer.



  
**ABODE**  
 SALES & LETTINGS



## Disclaimer

Prospective buyers and visitors are advised to exercise caution when viewing this property. Certain areas, including floorboards, may be unstable or pose a risk underfoot. Entry and inspection are undertaken entirely at your own risk. The estate agent and vendor accept no liability for any injury or damage sustained while on the premises. We strongly recommend suitable footwear and that children are supervised at all times during viewings.

## Entrance Hallway

Door leading in from the front, stairs leading to the first floor, open to the;-

## Kitchen

Wooden glazed bay window to the rear elevation, door leading out into the garden.

## Living Room

Wooden sash window to the front elevation, feature fireplace.

## Dining Room

Wooden sash window to the front elevation, feature fireplace.

## Rear Hallway

Access to the pantry and leading to the;-

## Bathroom

Wooden glazed window to the side elevation, partially tiled walls, loft access.

## Landing

Wooden sash window to the front elevation and loft access.



## Bedroom

Wooden sash window to the front elevation, feature fireplace.

## Bedroom

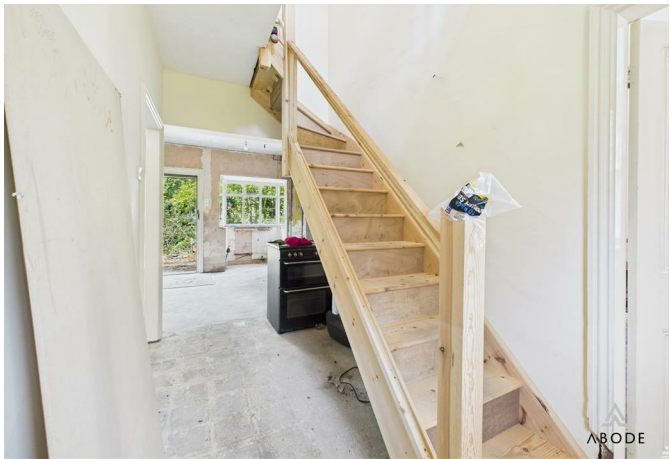
Wooden sash window to the front elevation, feature fireplace.

## Bedroom

Wooden sash window to the rear elevation, built in storage cupboards.











## Outbuildings

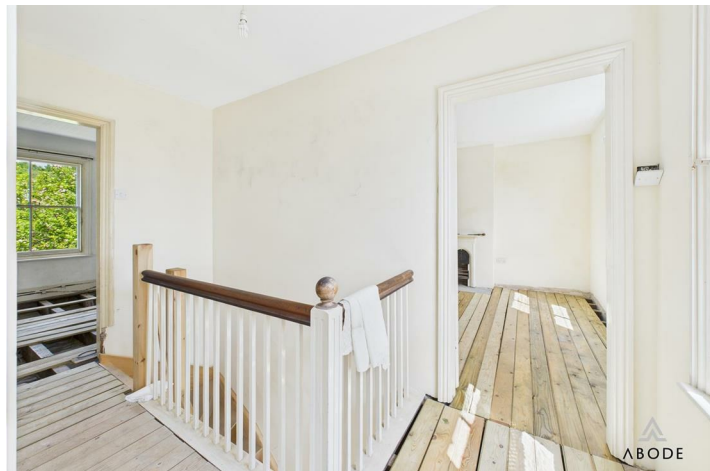
Attached outbuildings offering useful storage space. There are two detached garages belonging to the property within the plot.

## Outside

The property is approached via a driveway which provides off road parking for numerous vehicles. The property is set within a substantial plot, with a front lawned area bordered by mature hedging. To the rear the plot offers a huge amount of potential, with a substantial garden area in need of landscaping. The garden offers access to the two garages, and the outbuildings attached to the rear of the property.











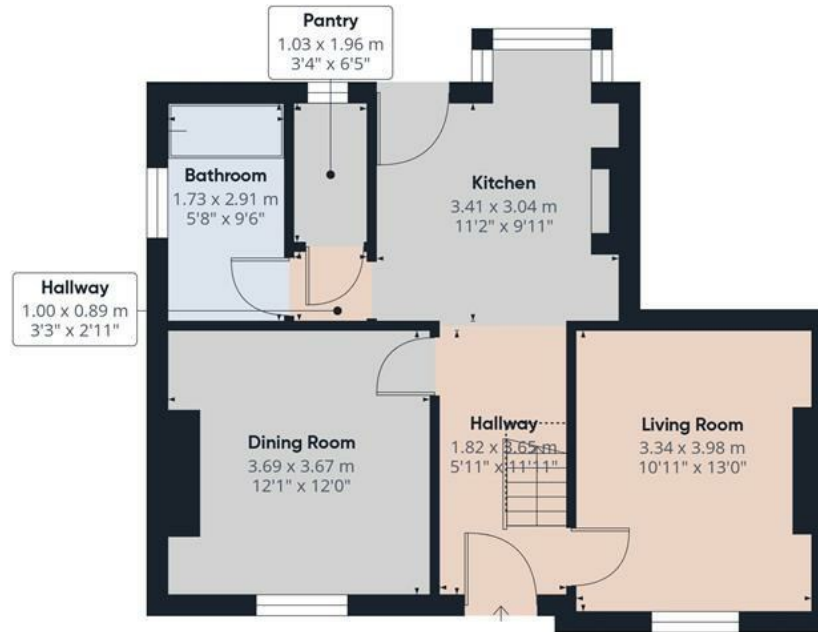




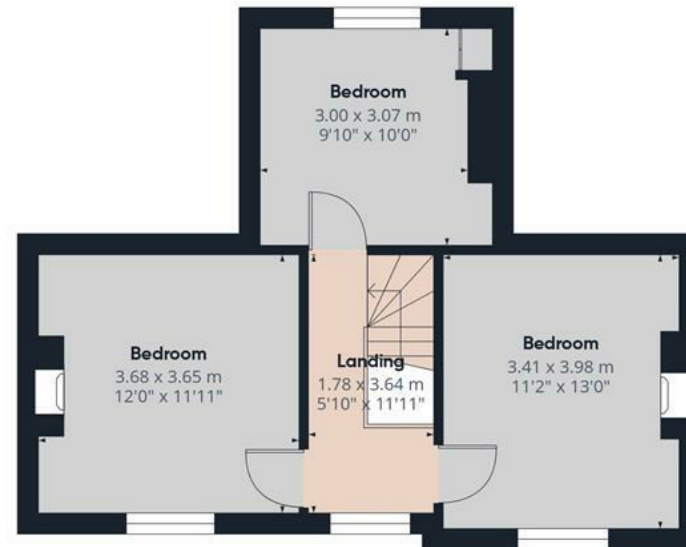








Floor 0



Floor 1

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

92.3 m<sup>2</sup>

993 ft<sup>2</sup>

Reduced headroom

1 m<sup>2</sup>

11 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

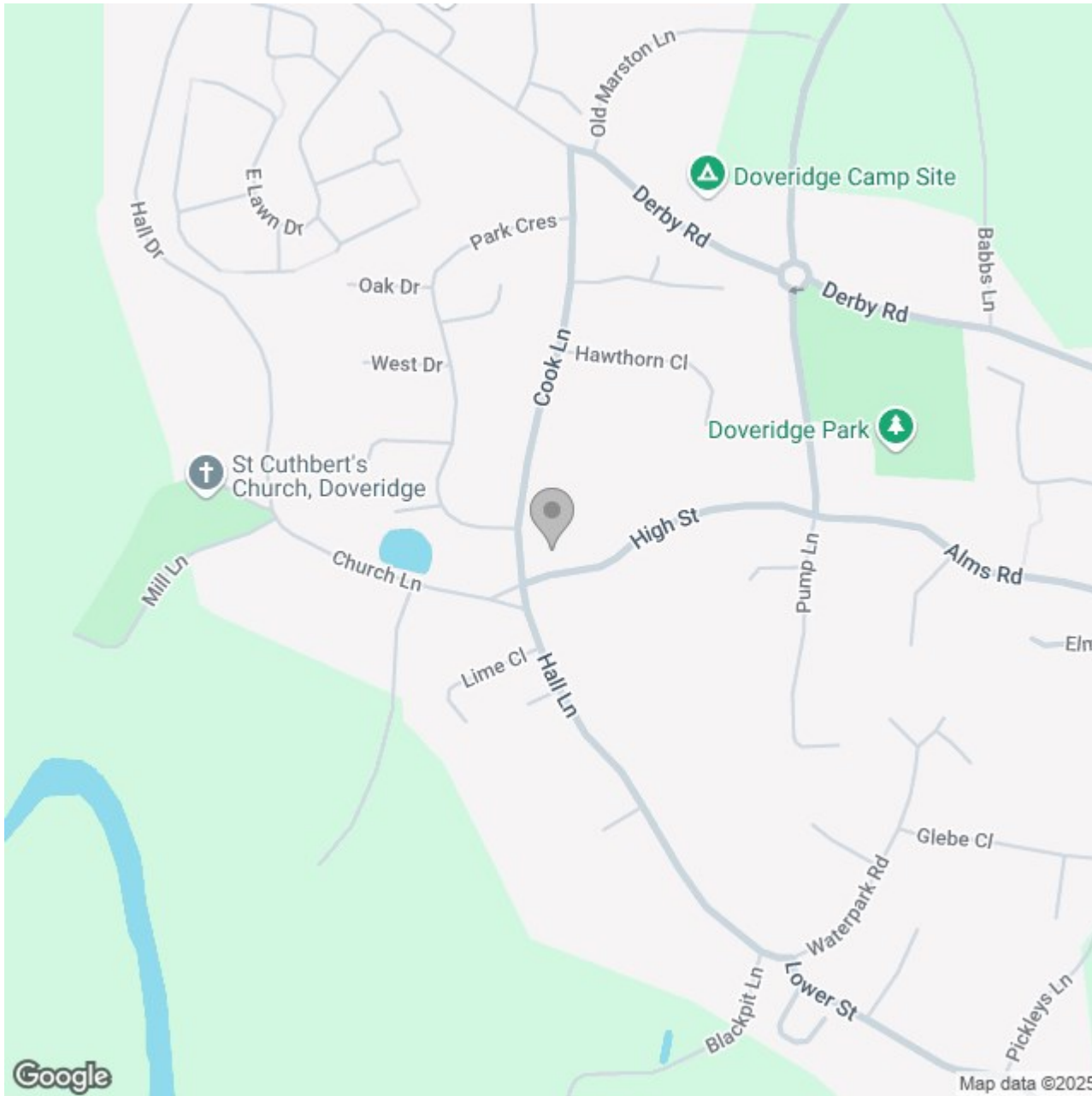
..... Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</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>	<b>1</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 