









## 30 Kingstone Road

Uttoxeter, Uttoxeter, ST14 8WH

- \*\* NO UPWARD CHAIN\*\*
- \*\* TWO BEDROOM SEMI-DETACHED \*\* SURPRISINGLY LARGE GARDENS \*\*

This beautifully presented two-bedroom home, offers an ideal opportunity for first-time buyers, downsizers, or investors. Set at the head of a quiet cul-de-sac, the property benefits from a surprisingly large plot, with a spacious rear garden that is undoubtedly a standout feature.

The well-maintained accommodation includes a welcoming hallway, a modern fitted kitchen, a generous lounge/dining room with French doors opening to the garden, a guest cloakroom, two double bedrooms, and a family bathroom. Outside, there's a paved patio, a large lawned garden, and private parking to the front. Conveniently located on the edge of town, it's just a short distance from local amenities and the town centre.



## 30 Kingstone Road

Uttoxeter, Uttoxeter, ST14 8WH



2



· (LD)



Accomodation

Outside



**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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating

Vary energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(99-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC