



47 Pugin Road Bramshall, Uttoxeter, ST14 5FX

Abode are delighted to offer for sale this well presented three bedroom modern family home, located on a highly sought after new development with excellent commuter access via the A50.

Ideally positioned close to a range of local amenities, including shops, well regarded schools, and everything Uttoxeter has to offer, this property is perfect for a variety of buyers- whether you're taking your first step onto the property ladder, looking to downsize, or seeking more space for a growing family.

The accommodation briefly comprises: an inviting entrance hallway, a convenient ground floor WC, a stylish fitted kitchen, and a spacious living room with access to the rear garden. To the first floor are three well proportioned bedrooms, including a master with ensuite shower room, and a modern family bathroom.

Externally, the home benefits from off road parking and a private, enclosed rear garden- ideal for families and entertaining.

An early viewing is highly recommended to fully appreciate all this superb home has to offer.

£210,000

47 Pugin Road

Bramshall, Uttoxeter, ST14 5FX



- Modern semi detached home
- Off road parking
- Enclosed rear garden
- Three bedrooms
- Master bedroom with ensuite
- Sought after location

Entrance Hallway

Kitchen

WC

Living Room

Landing

Master Bedroom

Ensuite

Bedroom

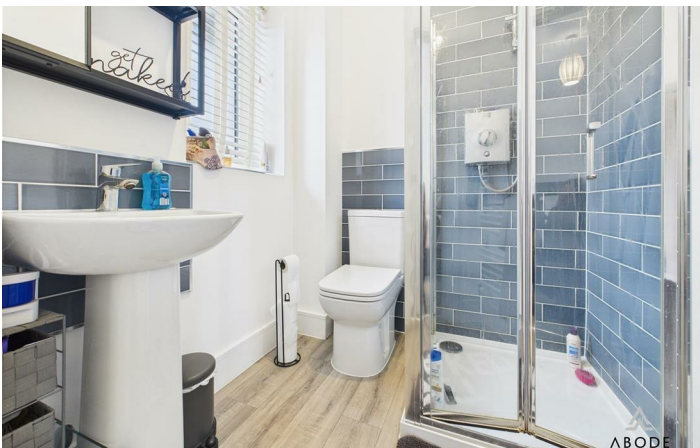
Bedroom

Bathroom

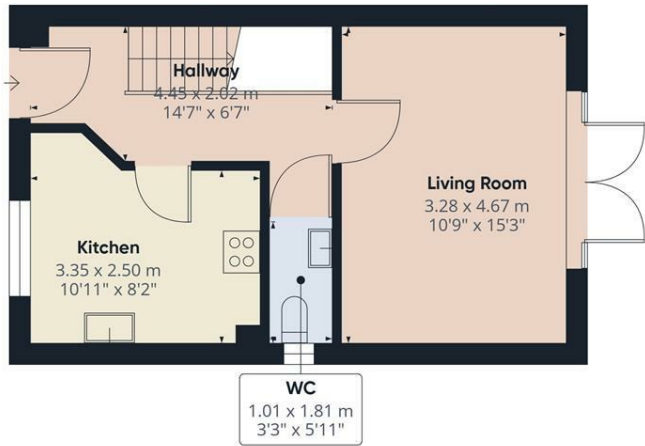
Outside



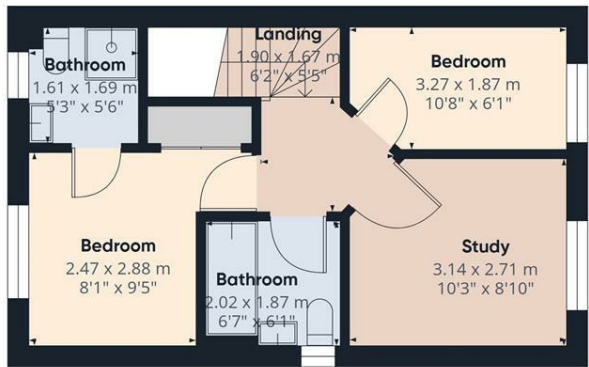
Directions



Floor Plan



Floor 0



Floor 1



Approximate total area[®]
67.5 m²
726 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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		
	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		