



# LITTLE MANSIONS LTD

*Specialising in Lettings & Property Management*



## 7 Drovers Close

Uttoxeter ST14 7FH

£875 Per Month

- Two Bedroom Town House
- Sitting room
- Dining Kitchen
- Guest Cloakroom
- Bathroom with rainfall Shower
- Bedroom with storage
- Enclosed Landscaped Garden
- Garage & Parking
- EPC Rating C
- Close to Town



2



1



1



C

Little Mansions is proud to introduce this well presented TWO BEDROOM TOWN HOUSE property which is close to the TOWN CENTRE benefitting from GARAGE and PARKING. In addition of being so close to the town it also has very near access to road networks leading to A50, JCB, Alton Towers Derby & Burton. Uttoxeter is a growing vibrant town that offers so much for a resident from local independent cafes and restaurants, fast food, coffee shops, supermarkets and entertainment at the Cinebowl. It is a great location for a single or couple.

The property is deceptively sized having ENTRANCE leading to GUEST CLOAKROOM and SITTING ROOM though to the DINING KITCHEN with cooker and hob and Fridge Freezer included. Access out to the beautifully LANDSCAPED REAR GARDEN that has gated access out to the PARKING and GARAGE. Upstairs the PRINCIPLE BEDROOM has two wardrobes and a bulk head storage and is rear facing so quiet. The front facing SINGLE BEDROOM could also make a perfect home office space.

Pay a cash deposit of £1009 when letting this property. Interested? Visit our website on [www.little-mansions.co.uk](http://www.little-mansions.co.uk) to book a viewing.

Disclaimer: Every effort has been made to ensure the description, details and photos are an accurate reflection of the let however there may be slight variances.

To book a viewing visit [www.little-mansions.co.uk/property](http://www.little-mansions.co.uk/property) and book through our website to submit your details

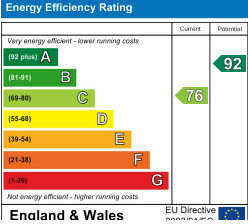




### Area Map



### Energy Efficiency Graph



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.

8 Eastgate Street Stafford, Staffordshire, ST16 2NQ  
Tel: 01785227881 Email: [stafford@little-mansions.co.uk](mailto:stafford@little-mansions.co.uk) [www.little-mansions.co.uk](http://www.little-mansions.co.uk)