

25 Friesian Way, Uttoxeter, ST14 5FJ

£1,150 PCM





Nestled in the charming area of Friesian Way, Uttoxeter, this recently built semi-detached family home offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a comfortable and spacious environment. The house features a welcoming reception room, perfect for relaxation or entertaining guests.

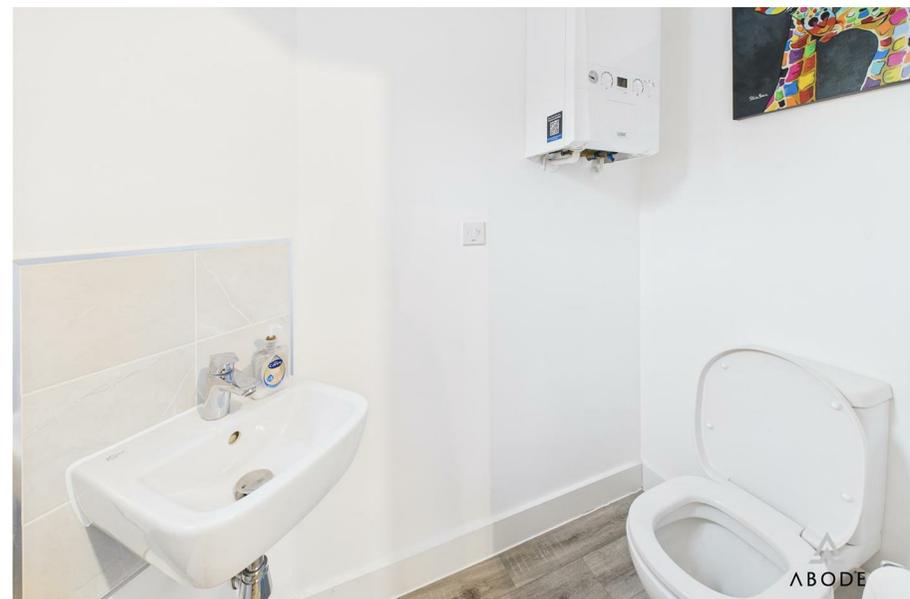
The property boasts two bathrooms, ensuring ample facilities for family members and visitors alike. The full range of kitchen appliances included makes meal preparation a delight.

This home benefits from easy private parking for up to three vehicles, a significant advantage in today's busy world. Its proximity to the A50 main road provides excellent transport links, making commuting and travel straightforward.

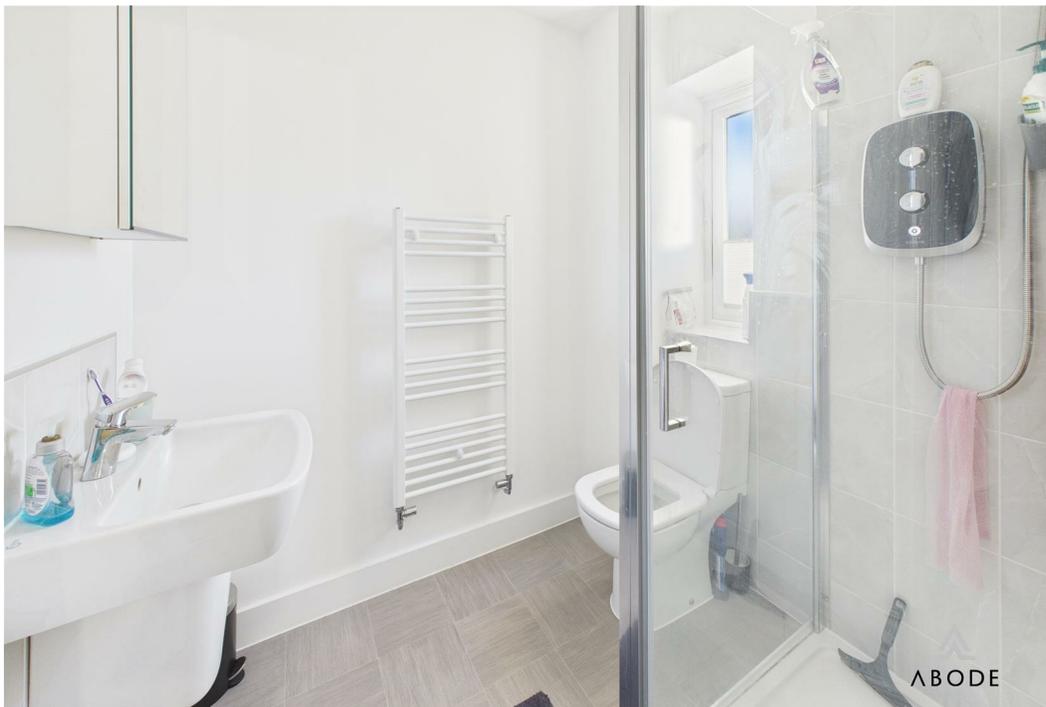




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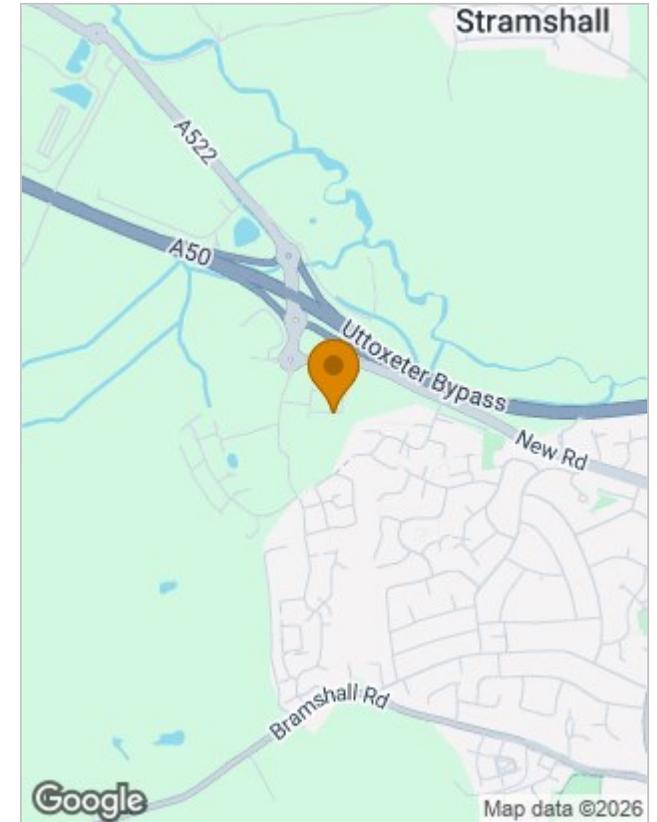
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## Floor Plans



## Location Map



## Energy Performance Graph

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

Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.