





**\*\* TWO BEDROOM SEMI-BUNGALOW \*\*  
GARAGE \*\* CONSERVATORY \*\* PEACEFUL  
LOCATION \*\***

A two bedroom semi-detached bungalow in Uttoxeter offered for sale with no upward chain. This lovely property boasts generously sized rooms, along with spacious front and rear gardens. It is being offered for sale with no upward chain and vacant possession. The bungalow benefits from gas central heating and uPVC double glazed windows throughout.

Internally, the bungalow comprises an entrance hallway, a sizeable lounge diner, a kitchen, two bedrooms, and a refitted shower room. Externally, the property offers fore and rear gardens, providing off-road parking leading up to the attached garage.

Conveniently located near local amenities, schools, and transportation links, bus stops are easily accessible from the property, and the A50 bypass is just a short drive away. Viewings are strictly by appointment only and can be arranged by contacting ABODE Estate Agents.



### Hallway

With UPVC double glazed, frosted front entry door leading into, central heating radiator, telephone point, thermostat, tiled floor throughout, internal door entry leads to:

### Lounge

With a UPVC double glazed bow window to the front elevation, central heating radiator, gas fireplace with tiled hearth, central heating radiator, TV aerial point, smoke alarm, internal door entry leads to:

### Kitchen

With a UPVC double glazed window to the front elevation, UPVC double glazed side entry door, the kitchen features a range of matching base, and eye level storage cupboards and drawers with tiled surrounding, stainless sink and drainer, space for freestanding cooker with electric hob, central heating combination gas boiler, freestanding space for under counter white goods with central heating radiator.

### Shower Room

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece shower room suite, comprising of low-level WC flush, wash hand basin, walk-in shower cubicle with glass cream, shower over and handrail, spotlighting to ceiling, central heating towel radiator.

### Bedroom One

With a UPVC double glazed window to the rear elevation and central heating radiator



### Bedroom Two

With a central heating radiator and double glazed French doors, leading to:

### Conservatory

With a UPVC double glazed windows to side and rear elevations with two UPVC double glazed sliding doors, leading to the rear patio.







### Garage

With up and over door to front elevation, power points and lighting.

### Outside

To the rear of the property is a raised timber decking area leading to a patio. A paved pathway leads down to a gravelled area and soil borders housing a wide variety of mature borders, plants and shrubs which maintain a good degree of privacy to the plot.

The property has a garage to the side elevations with an up and over door to the frontage.

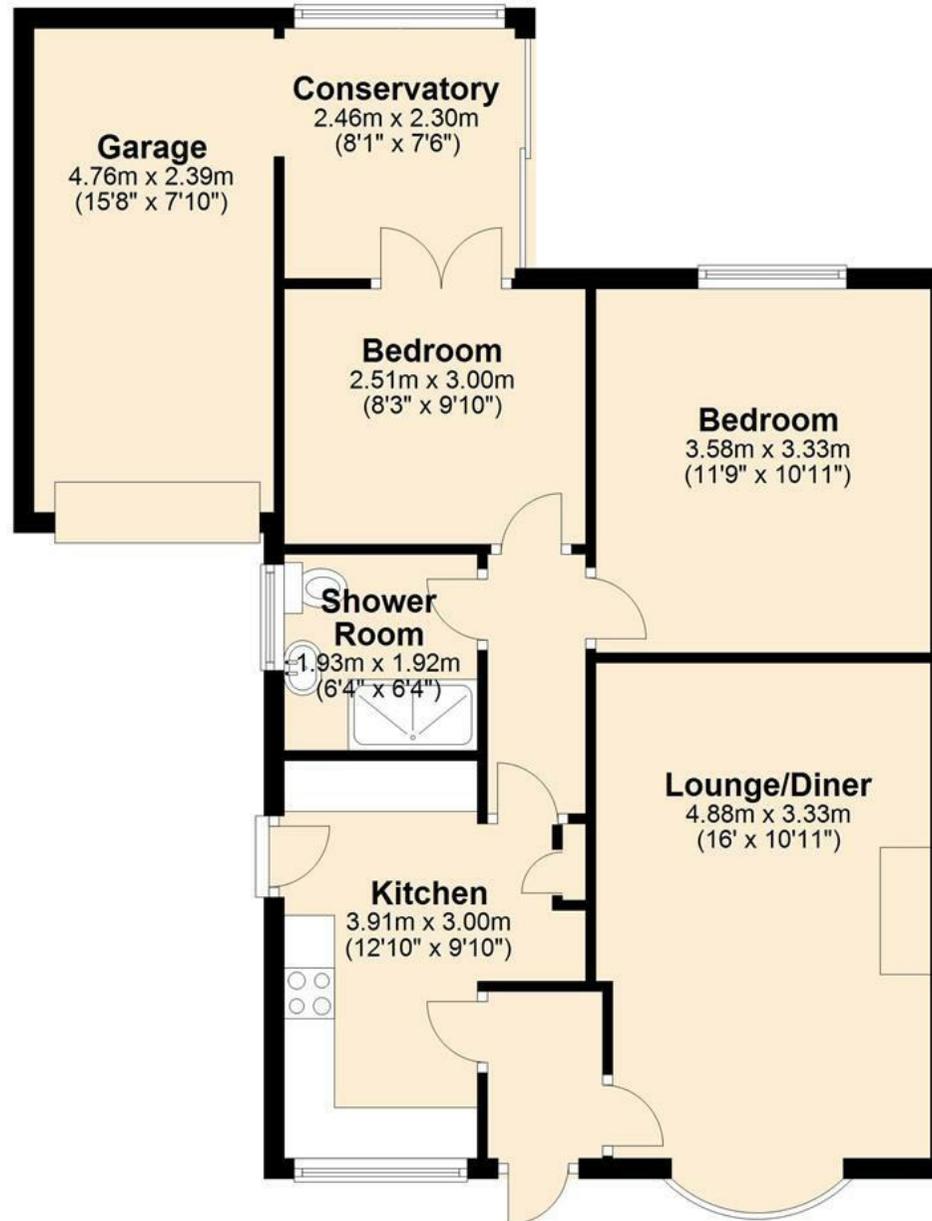
The frontage has off road parking and fore garden which is mainly laid to lawn.



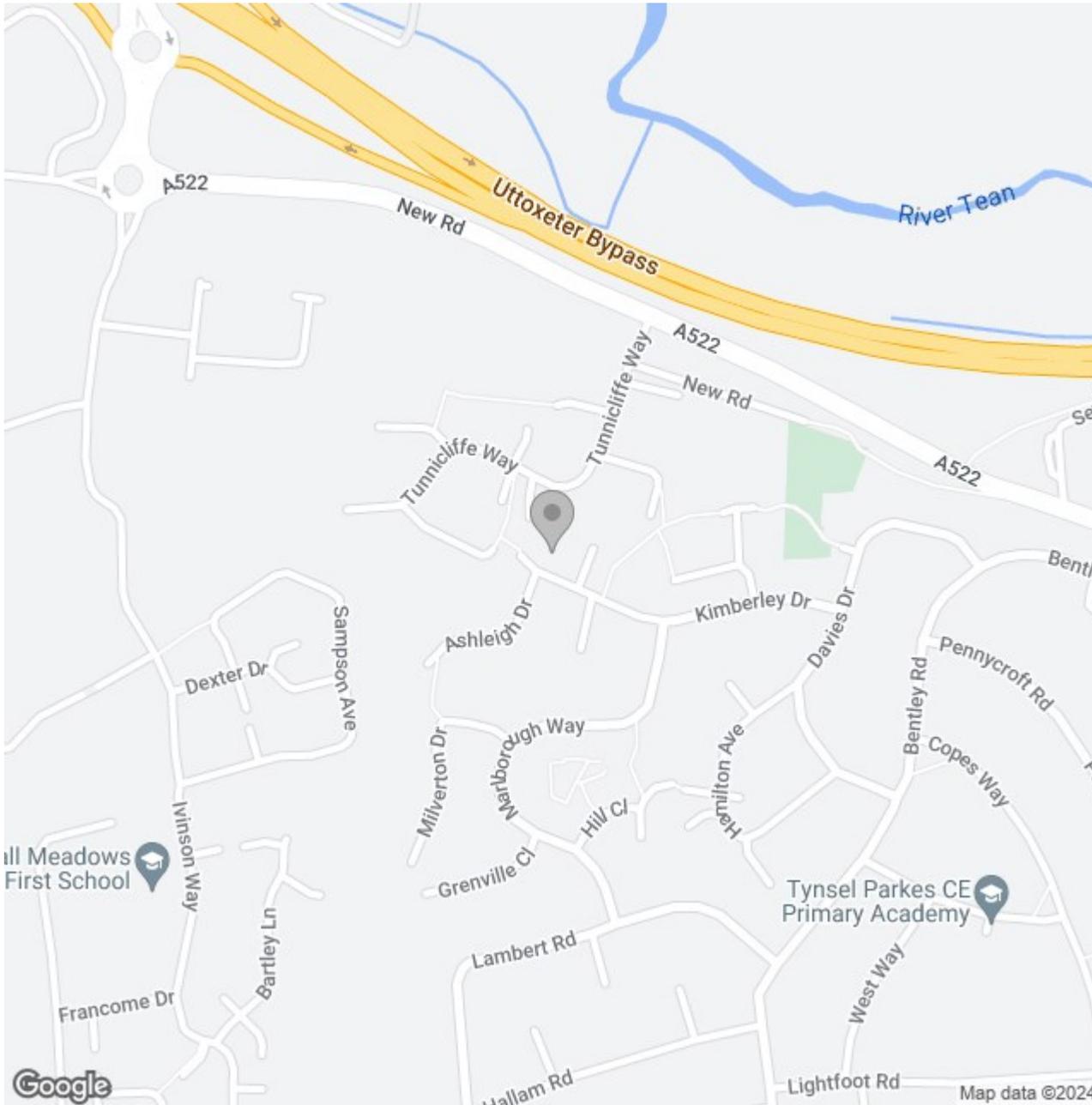


## Ground Floor

Approx. 73.1 sq. metres (786.5 sq. feet)



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>69</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	