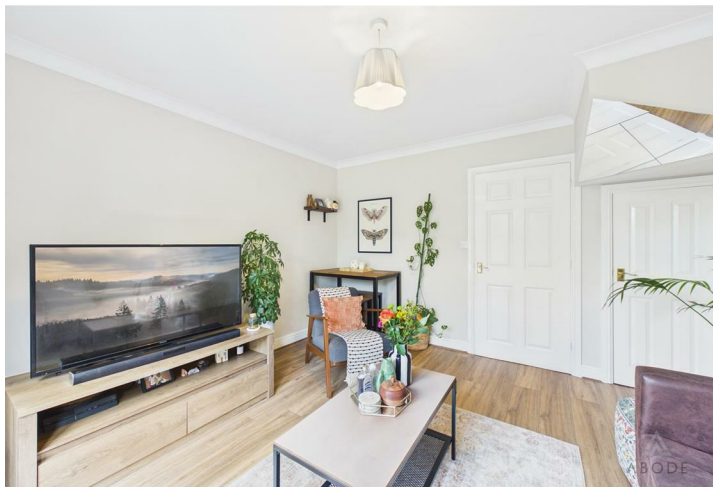






This attractive two-bedroom terraced home is perfect for first-time buyers, offering a convenient location just moments from Uttoxeter train station and a range of local amenities. Ideally situated for commuters, the property benefits from excellent transport links to the A50, M1 and M6, with easy access to Stoke-on-Trent, Stafford and Derby.

In brief the gas centrally heated and double glazed accommodation comprises of entrance hallway, cloakroom/wc, fitted kitchen with integrated appliances and lounge. To the first floor there are two double bedrooms and family bathroom.



## The Accommodation

Entrance Hallway  
14.1 x 6

Cloakroom/WC  
4.8 x 4.0

Kitchen  
10. x 5.11

Living Room  
11.5 x 12.2

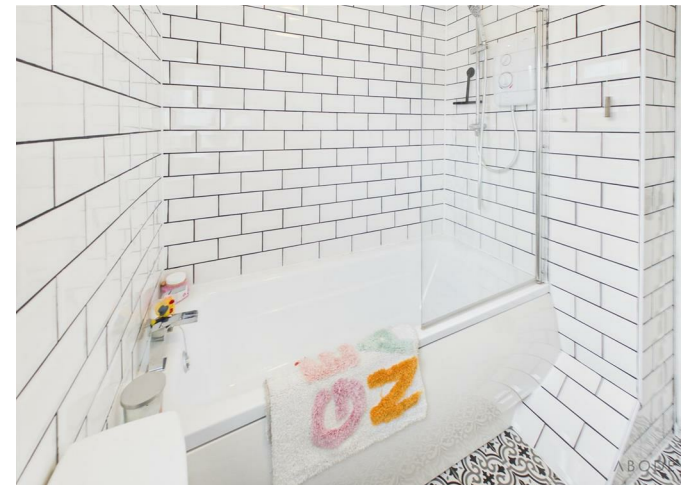
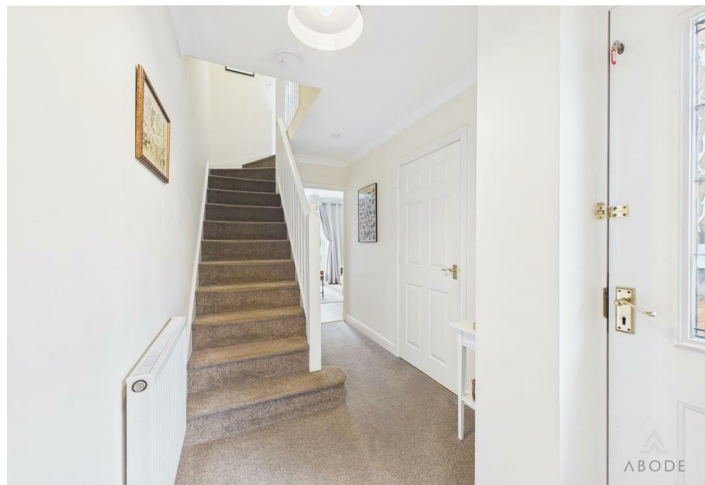
First Floor Landing  
6.4 x 3.1

Bedroom One  
12.4 x 8.6

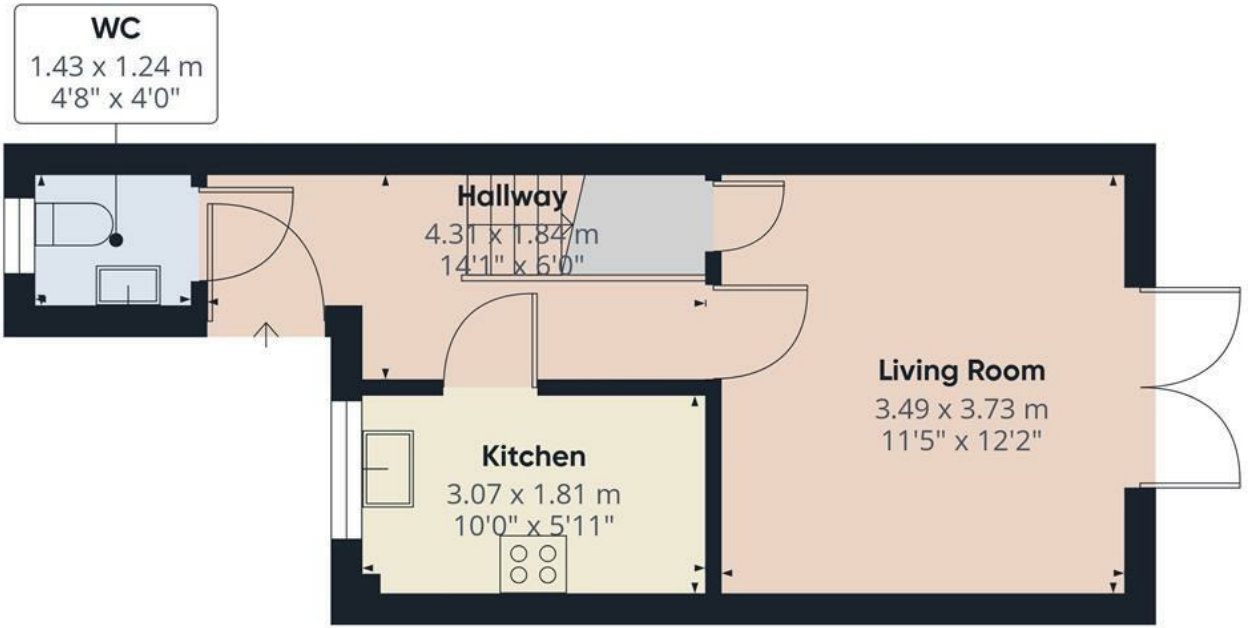
Bedroom Two  
9.11 x 5.10

Family Bathroom  
5.4 x 6.1

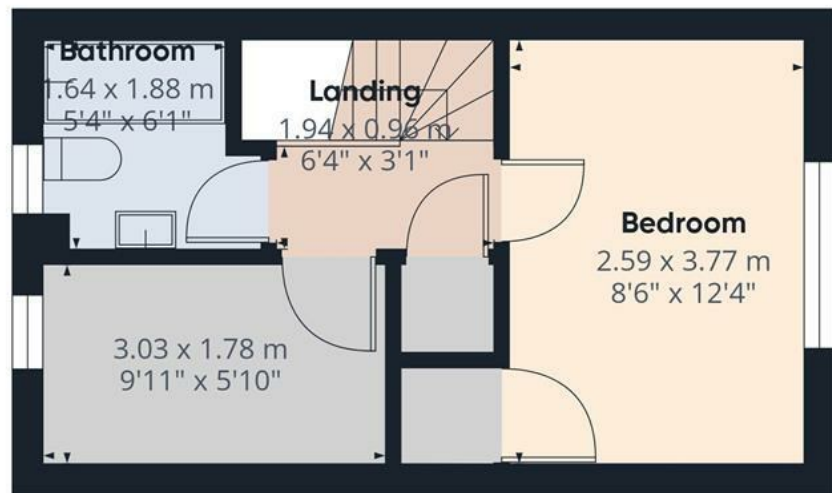








Floor 0



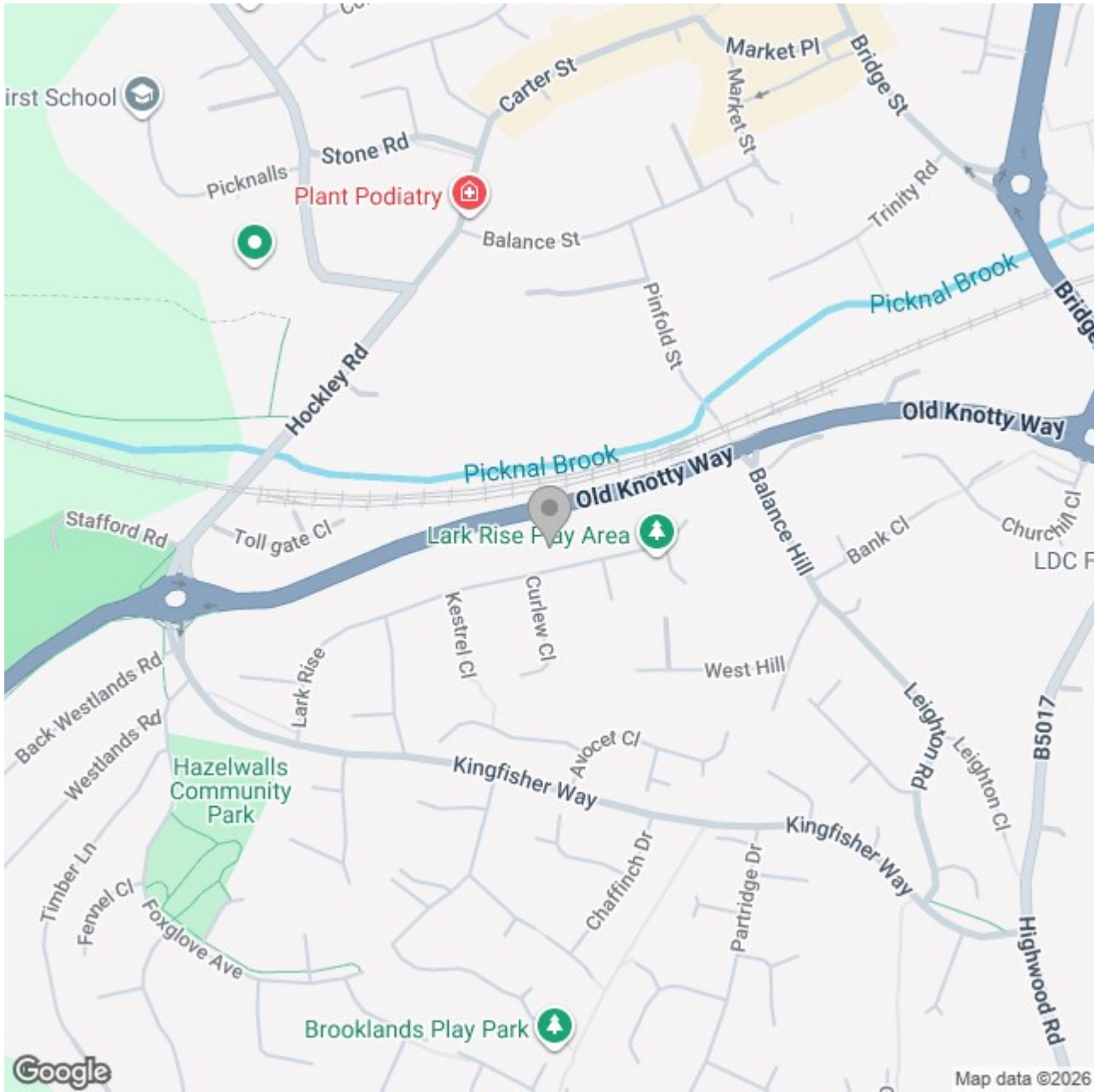
Floor 1



Approximate total area<sup>(1)</sup>  
49.9 m<sup>2</sup>  
537 ft<sup>2</sup>

(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.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</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	