







**\*\* TWO BEDROOMS \*\* TOWN CENTRE  
LOCATION \*\* PERFECT FOR FIRST TIME  
BUYER OR INVESTMENT \*\***

Located in the heart of Uttoxeter town centre, stands this partly Grade II listed traditional property. With easy access to all local amenities and supermarkets. Having the benefit of being gas centrally heated and no upward chain with vacant possession.

Internally, the property briefly comprises hallway, lounge, kitchen/diner with exposed beamwork, two bedrooms with en-suite wc and separate family bathroom. Externally, there is a low maintenance rear garden. With easy access onto the A50 and all major road networks. The property must be internally viewed to appreciate the scope of accommodation on offer.



  
**ABODE**  
SALES & LETTINGS

## SUMMARY

\*\* TWO BEDROOMS \*\* \*\* SEMI-DETACHED \*\*

### LOUNGE/DINER

With a double glazed box bay window to the rear elevation, central heating radiator, panelled flooring throughout, TV aerial point, telephone point, useful under stairs storage cupboard door leading to:

### KITCHEN

With a glazed window to the front elevation, central heating radiator, complementary tiled floor throughout. The kitchen features a range of matching base and eye level storage cupboards and drawers with wood block drop edge preparation work surfaces, and complementary tiling surrounding. Integrated appliances include a stainless steel one and a half sink and drainer with mixer tap, freestanding stainless steel hob with oven/grill, stainless steel extractor hood, space for further freestanding undercounter white goods, extractor fan, utility cupboard which houses the consumer unit, gas, meter, and electric meter.

### LANDING

With access into loft space, via loft hatch, doors lead to:

### MASTER BEDROOM

With a timber double glazed window to the rear elevation, central heating, radiator, combination central heating gas boiler, door leads to:



### W/C

With a frosted double glazed window to the rear elevation, complementary tiled floor throughout, low-level WC, with continental flush, floating wash basin with mixer tap and tiled splashback

### BEDROOM 2

With a glazed sash window to the front elevation, central heating radiator.











### SHOWER ROOM

Featuring a three-piece shower room suite, comprising of low-level WC, with continental flush, vanity wash basin with mixer tap and basin with storage, double walk-in shower cubicle with sliding glass screen and complementary tiling to wall coverings, chrome heated towel, radiator, spotlight into ceiling with built-in extractor

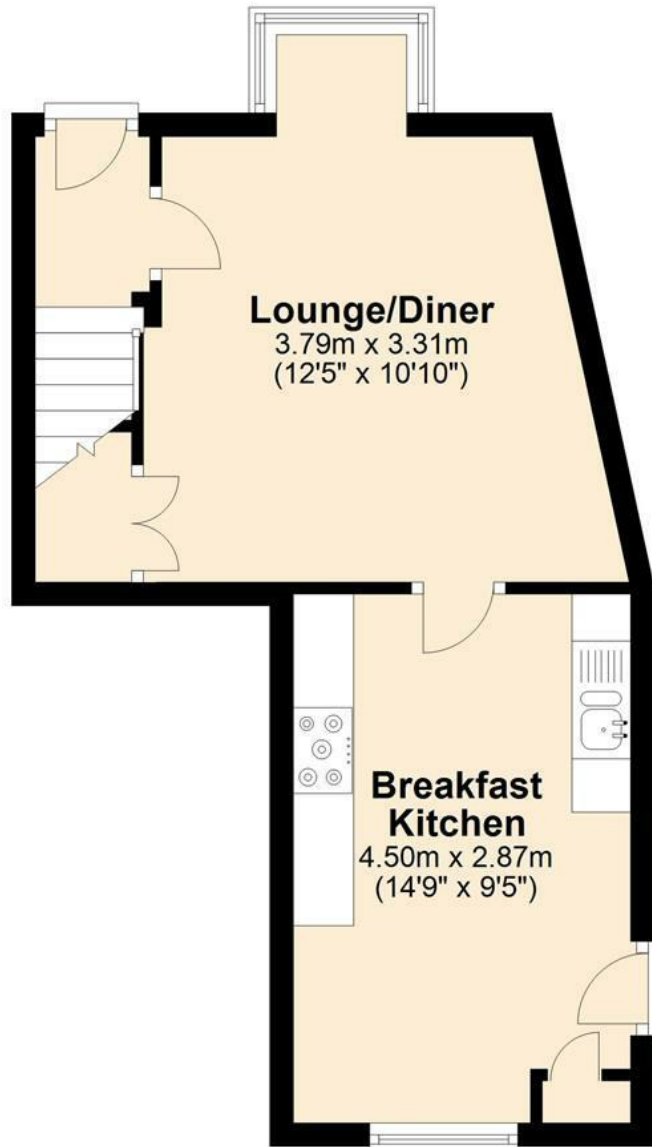
### GARDEN

A paved patio to the side and rear leads to a raised garden with retaining brick wall and surrounding boundary wall providing good privacy. The low maintenance rear garden has timber fence panelling with concrete posts to one side of wall. The west-facing garden allows for ample afternoon and evening sun.



## Ground Floor

Approx. 31.3 sq. metres (336.4 sq. feet)



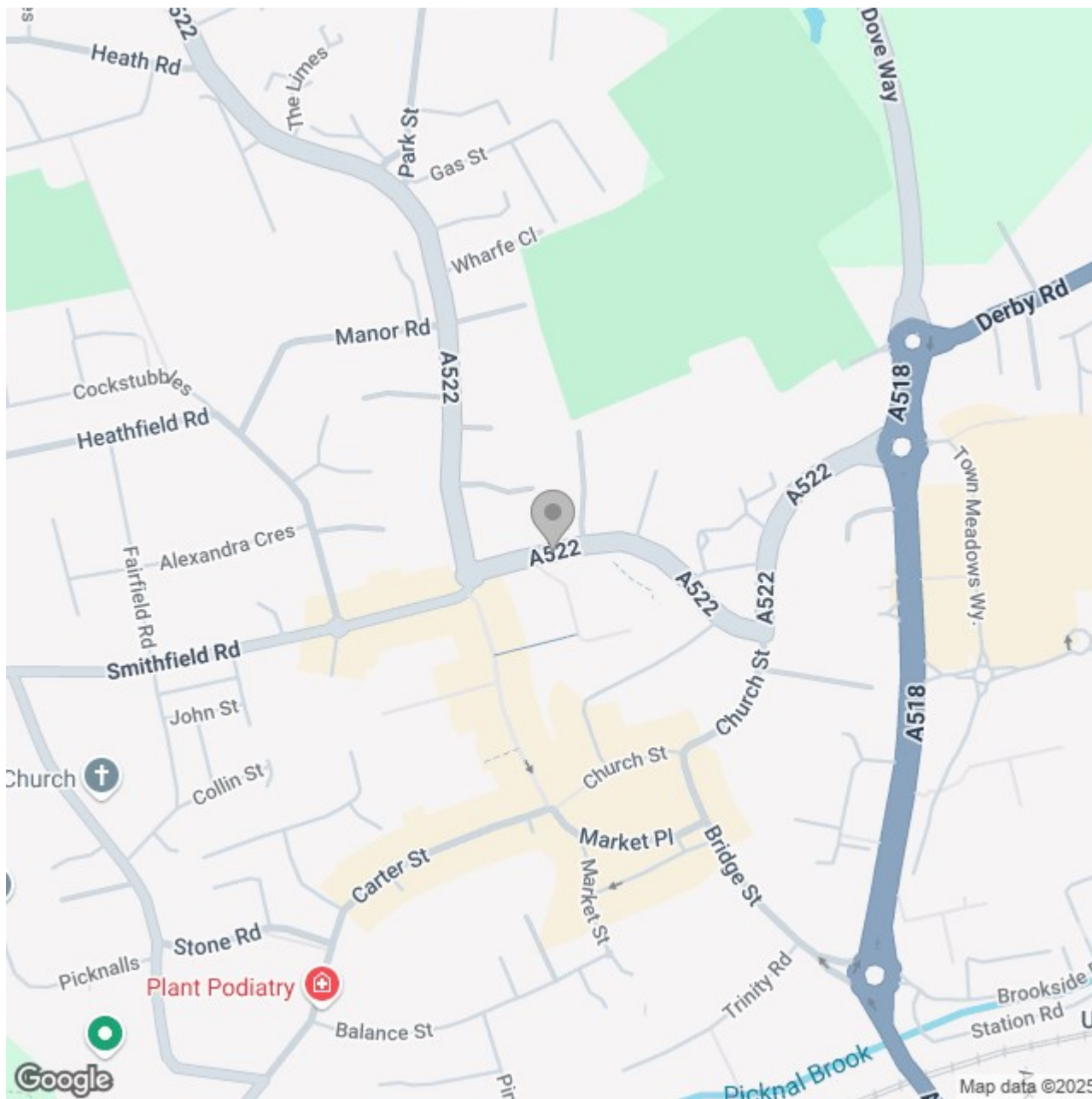
## First Floor

Approx. 31.0 sq. metres (334.2 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>86</b>
(69-80) <b>C</b>	<b>66</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 