





**** TWO-BEDROOM TOWNHOUSE ** OFF-STREET PARKING ** NO CHAIN ** PERFECT FIRST TIME BUY OR INVESTMENT ****

Located just a short distance from the town center, this modern two-bedroom mid-townhouse available with no upward chain.

The entrance hall leads to a spacious lounge/diner and a kitchen. Upstairs, you'll find two bedrooms and a family bathroom.

The property features full uPVC double glazing, ensuring comfort and energy efficiency throughout. Off-street parking is conveniently located offset to in a neighbouring parking bay. With lawned front and rear gardens

This property is ideally situated with easy access to local amenities, including shops, schools, and leisure facilities, and is just a short distance from the center of Uttoxeter. Commuters will appreciate the quick access to the A50, providing connections to major road networks. Viewings are by appointment only and can be arranged through Abode Estate Agents.



 **ABODE**
SALES & LETTINGS

Hallway

With a timber glazed front entry door leading into, door bell chime, smoke alarm, central heating radiator, consumer unit and internal doors lead to:

Kitchen

With a UPVC double glazed window to the front elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with wood block effect roll top preparation work surfaces and tiling surrounding. Integrated appliances include a stainless steel sink and drainer, four ring gas hob, extractor fan, oven/grill, space for further freestanding white appliances and central heating combination gas boiler.

Lounge

With a UPVC double glazed window to the rear elevation, staircase access to first floor, central heating radiator and TV aerial point.

Landing

With smoke alarm and internal doors leading to:

Bedroom One

UPVC double glazed window to the rear elevation, telephone point, TV aerial point and central heating radiator.

Bedroom Two

With a UPVC double glazed window to the front elevation, central heating radiator and access into loft space by loft hatch.



Bathroom

With a UPVC double glazed frosted glass window to the front elevation, featuring a three piece bathroom suite comprising of low-level WC, pedestal wash hand basin, bath unit with shower over and tiling to wall coverings, central heating radiator and cupboard with shelving

Outside

Outside, the front of the property features a foregarden. To the rear, there is a lawned garden with a cozy patio area, enjoying the west facing gardens. Additionally, a



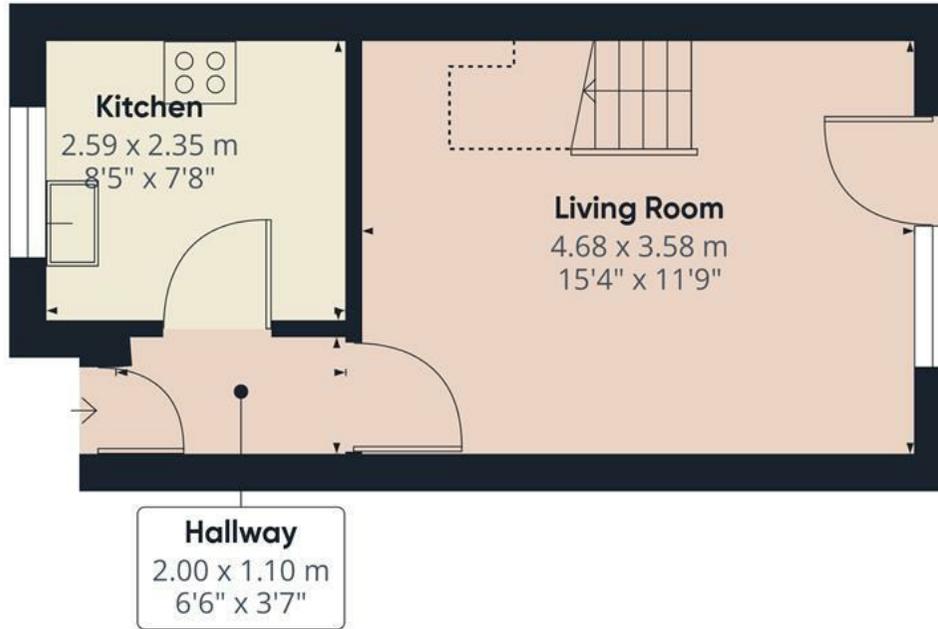




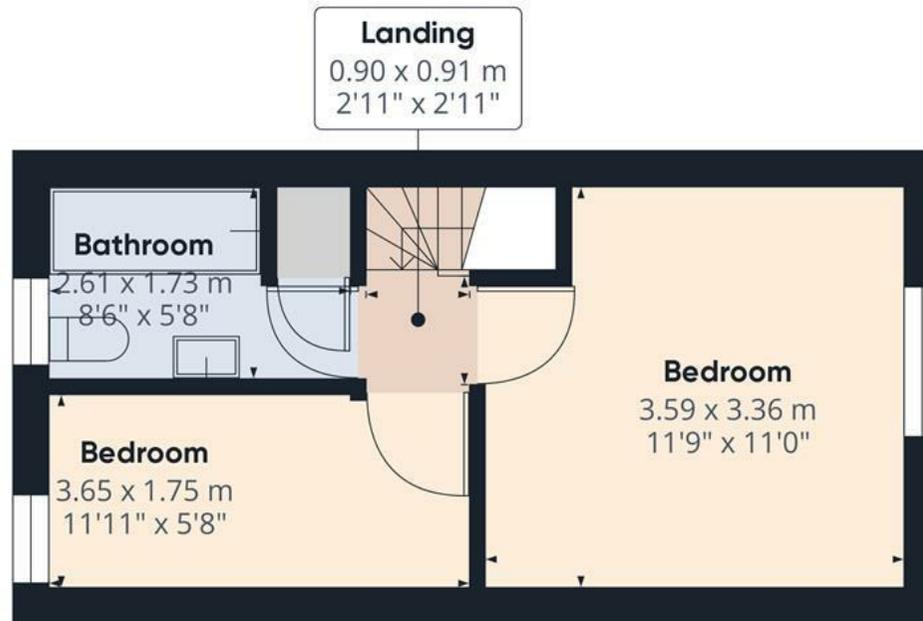
gated entry at the side of the property leads to off-road parking bay area. The designated parking area for this property can be seen on the photo reel.







Floor 0



Floor 1

Approximate total area⁽¹⁾

48.86 m²
525.92 ft²

Reduced headroom

1.61 m²
17.33 ft²

(1) Excluding balconies and terraces

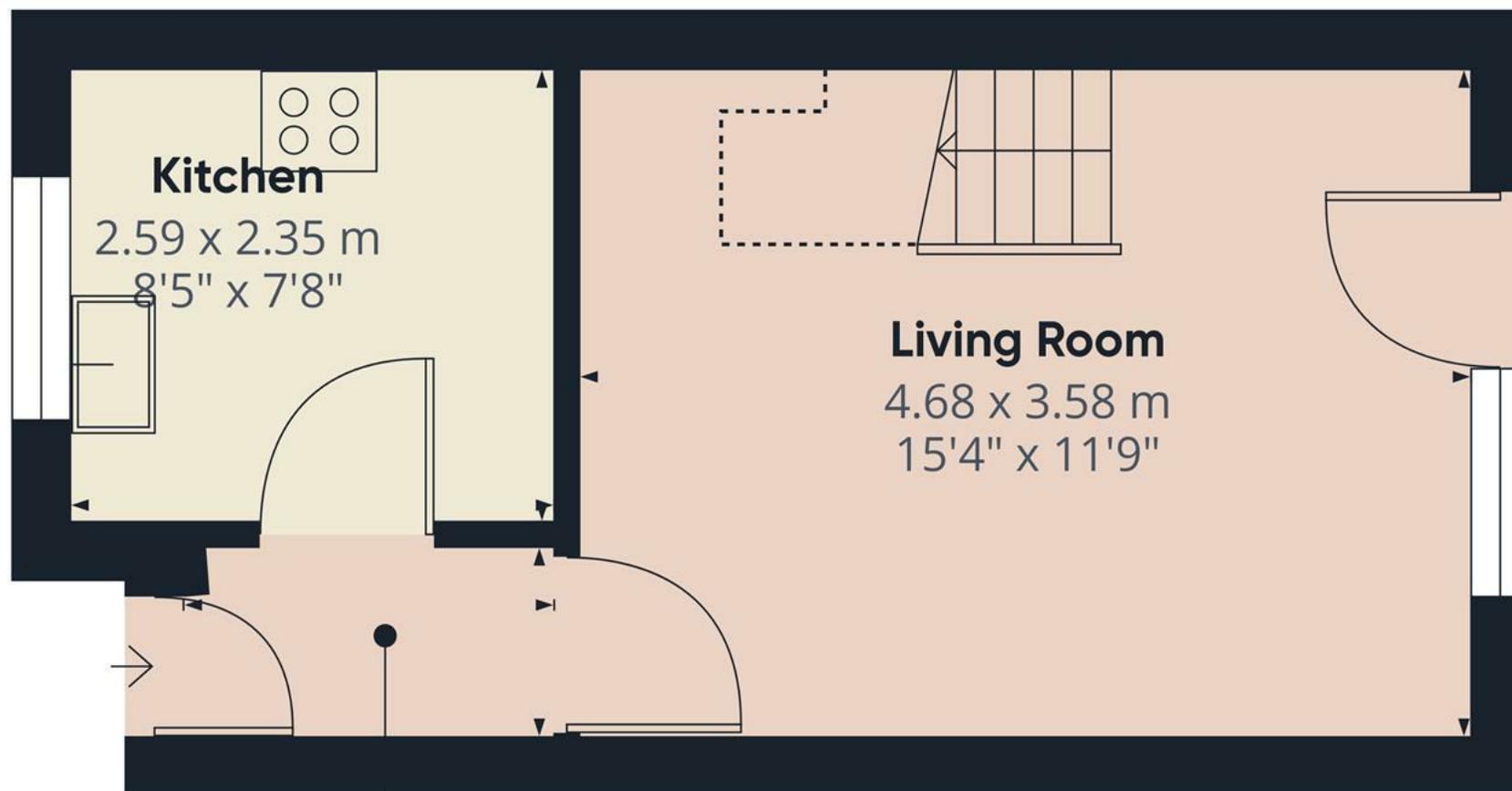
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Hallway
2.00 x 1.10 m
6'6" x 3'7"

Approximate total area⁽¹⁾

25.42 m²
273.62 ft²

Reduced headroom

1.61 m²
17.33 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

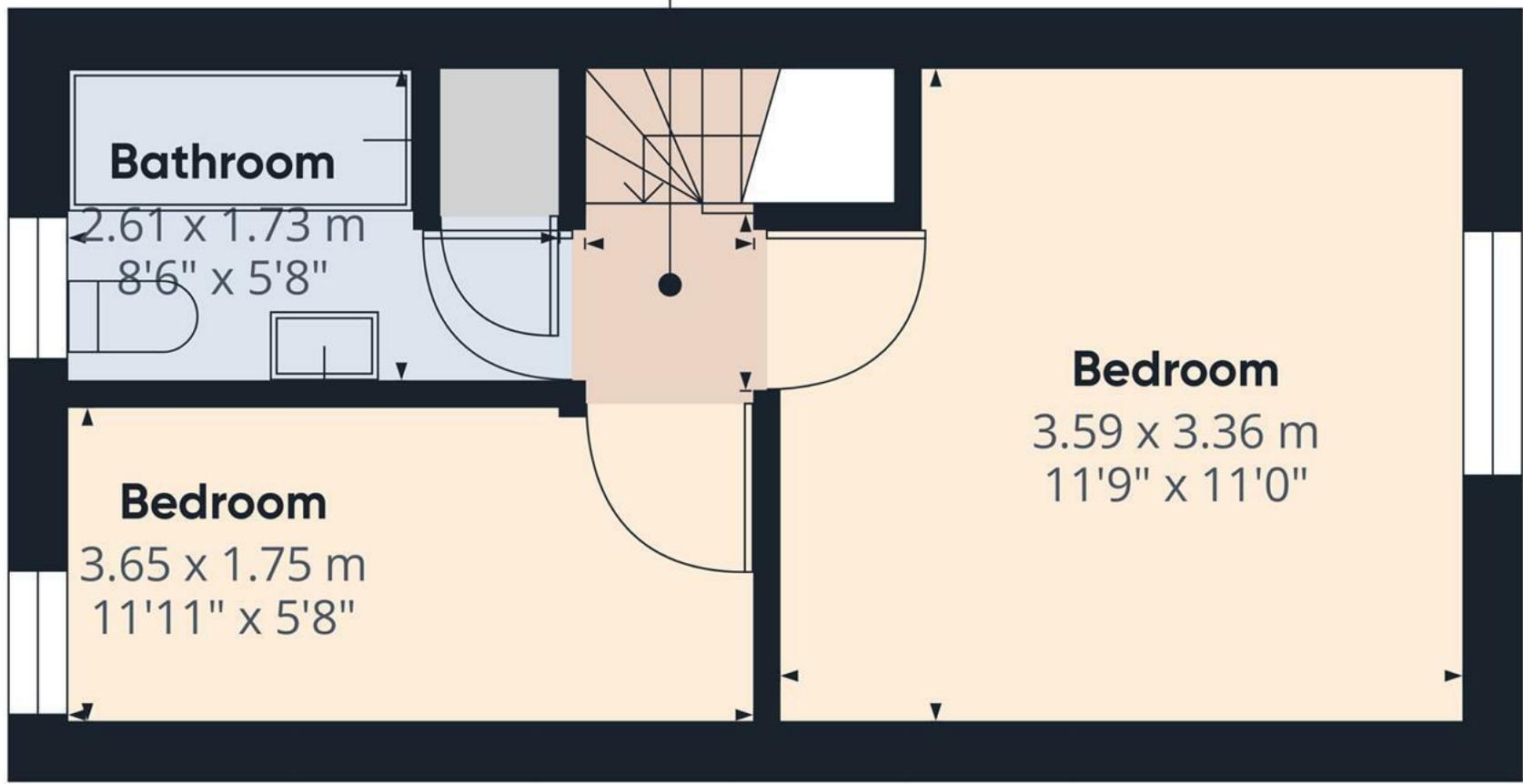
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Landing
0.90 x 0.91 m
2'11" x 2'11"



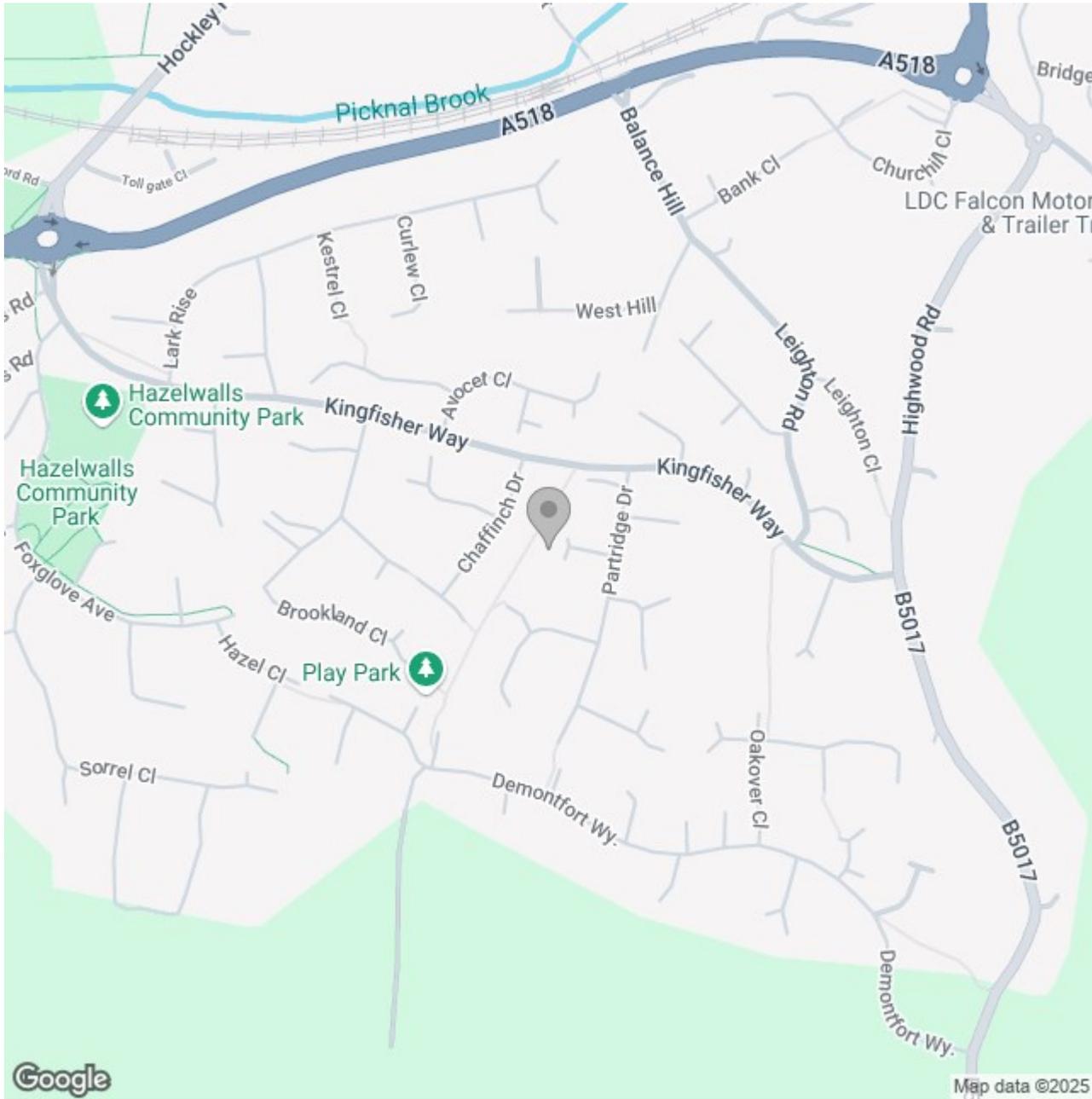
Approximate total area⁽¹⁾
23.44 m²
252.31 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	