

55 Friesian Way , Uttoxeter, ST14 5FJ

NO CHAIN – MODERN THREE BEDROOM DETACHED HOME WITH NHBC WARRANTY

Offered with no onward chain, this superb three-bedroom detached property. Located on the edge of Uttoxeter near the village of Bramshall, the home enjoys excellent commuter links via the A50, with easy access to the M1, M6, and Uttoxeter train station.

The property features an open-plan kitchen/diner, UPVC double glazing, gas central heating, and benefits from the remainder of the NHBC warranty for added peace of mind.

Inside, the accommodation includes a welcoming entrance hall, spacious lounge, stylish kitchen/diner, downstairs cloakroom/WC, three bedrooms (including a master with en-suite), and a modern family bathroom.

Viewing is strictly by appointment through ABODE Estate Agents – contact us today to arrange your visit.

£245,000

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- MODERN THROUGHOUT
- EASY ACCESS TO A50 MAIN ROAD
- OFF ROAD PARKING
- THREE BEDROOM SEMI-DETACHED HOUSE
- GREAT LOCATION FOR JCB
- PRIVATE AND SECURE REAR GARDEN
- EDGE OF UTTOXETER TOWN CENTRE
- KITCHEN/DINER WITH APPLIANCES
- EPC - B



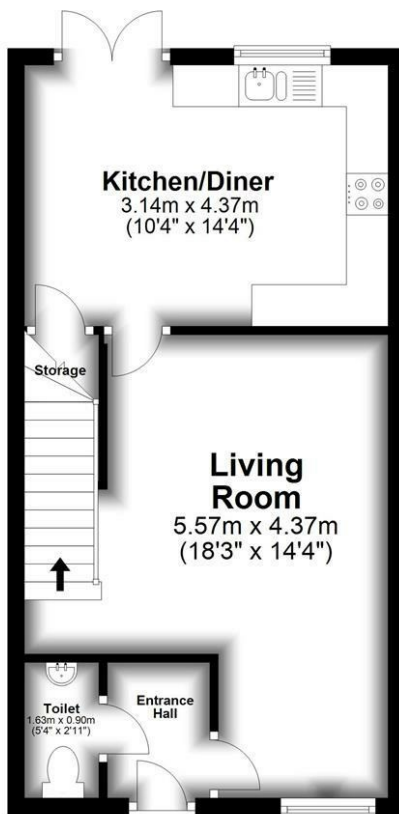
Directions



Floor Plan

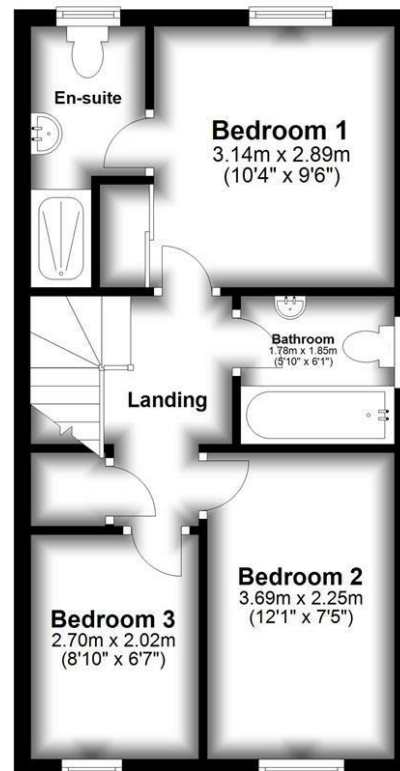
Ground Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



Total area: approx. 77.0 sq. metres (828.5 sq. feet)

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(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	