



## 2 Cathedral Court Heath Road

Uttoxeter, Uttoxeter, ST14 7LX

**\*\* NEW BUILD DEVELOPMENT \*\* BESPOKE SIX -THREE BEDROOM SEMI-DETACHED HOMES**

A small development of Six three bedroom semi detached with ensuites, Centrally located within Uttoxeter town, Comprises of Hallway, Cloakroom, Lounge, Dining Kitchen, Bifold doors to rear garden, Off Street Parking for Two Vehicles, built by family business JK homes, with high quality standards, each with modern living in minds Highly recommended to visit the site and View the properties, images are off the showhouse.

Asking Price £280,000

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- Family business
- 930 sq foot of accommodation
- Private garden
- READY TO MOVE IN
- 10 NHBC guarantee
- Two bathrooms (en-suite)
- Two parking spaces
- Centrally Located
- Bifold doors from dining kitchen
- EPC B (Highly efficient)

### Description

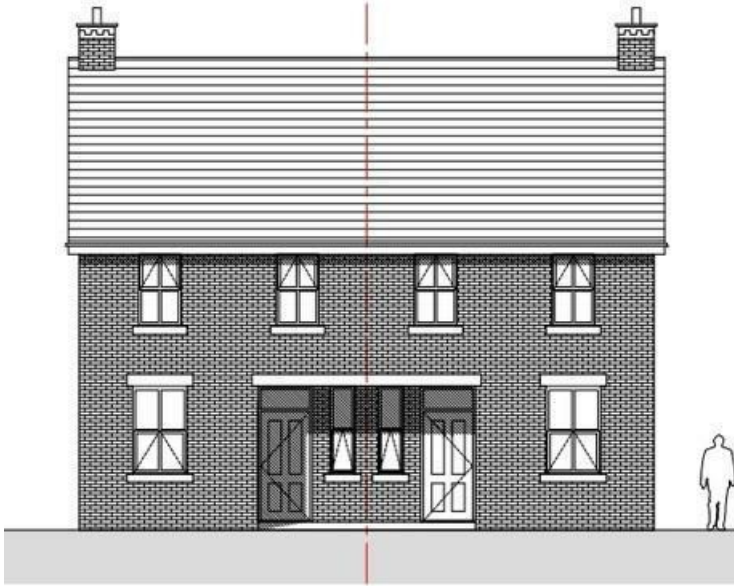


### Directions

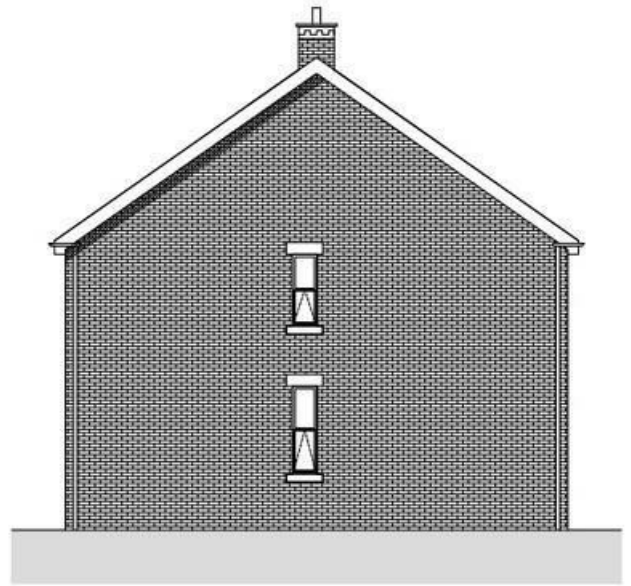




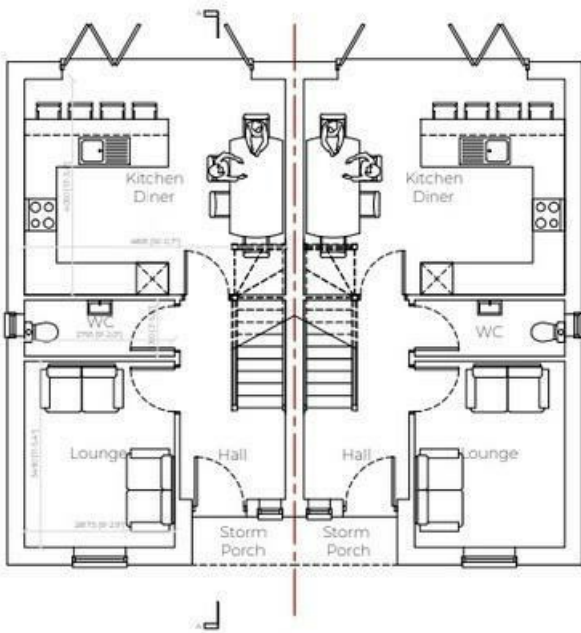
Floor Plan



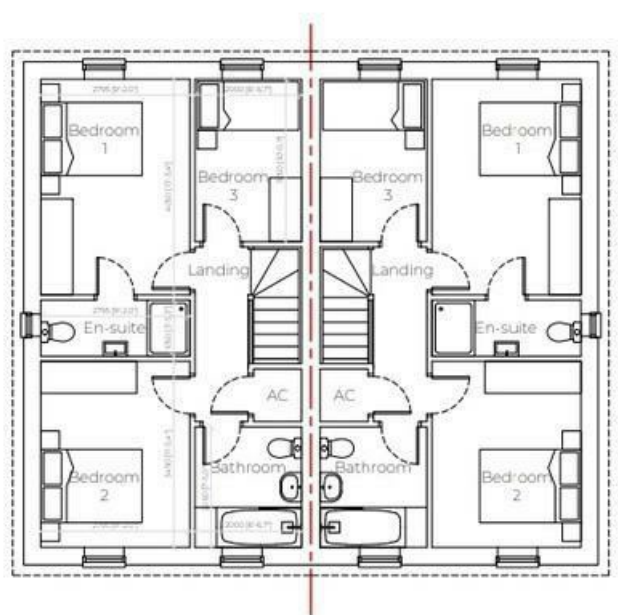
House Type 2 North West Elevation



House Type 2 South West Elevation (Obscured Glass)



House Type 2 Ground Floor Plan



House Type 2 First Floor Plan

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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</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	