

4 Woodland Drive, Uttoxeter, ST14 5LY

£1,100 PCM

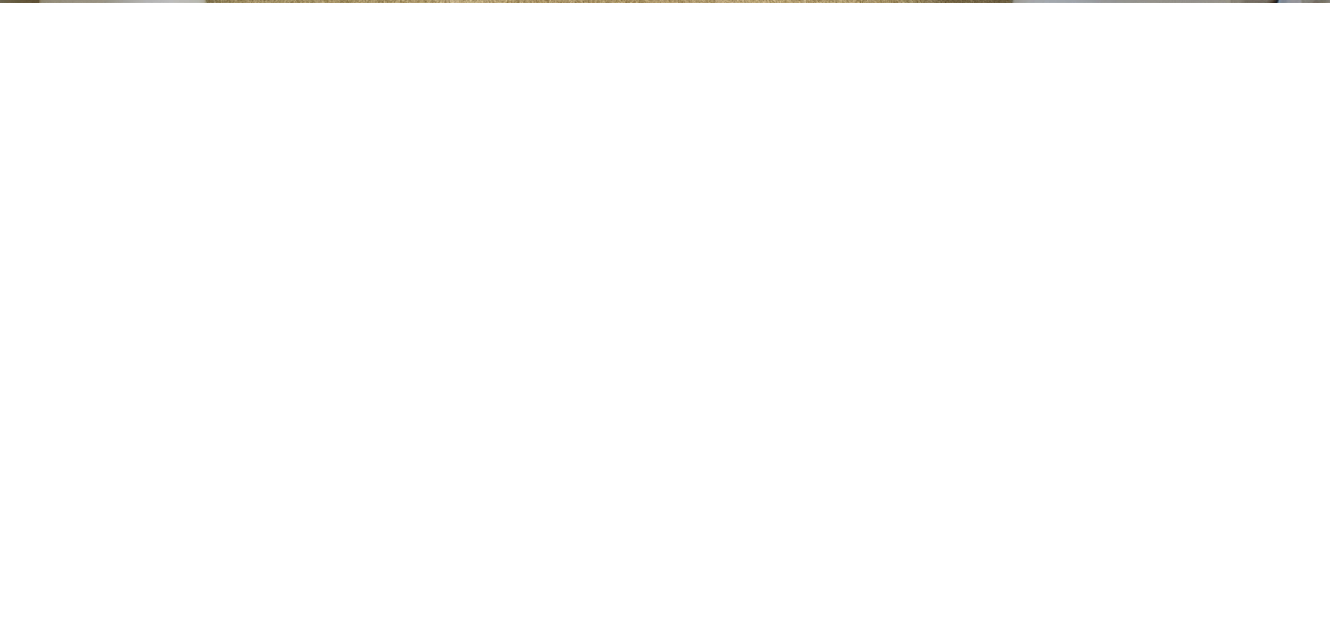




ABODE Lettings are pleased to offer this modern three-story townhouse with three bedrooms, featuring gas-fired central heating and UPVC double glazing. The property comprises an entrance hall, guest cloakroom, dining kitchen, study/laundry room, and a first-floor sitting room. Additional features include en suite facilities, a family bathroom with a full suite and shower, a driveway, and integral storage space. EPC Rating: C. Available from end of November 2024.

Rocester offers a variety of amenities, including shops, local pubs, schools, and the new JCB Academy. Surrounded by scenic countryside, it provides easy access to JCB and the nearby town of Uttoxeter, which offers a wider range of services and amenities.



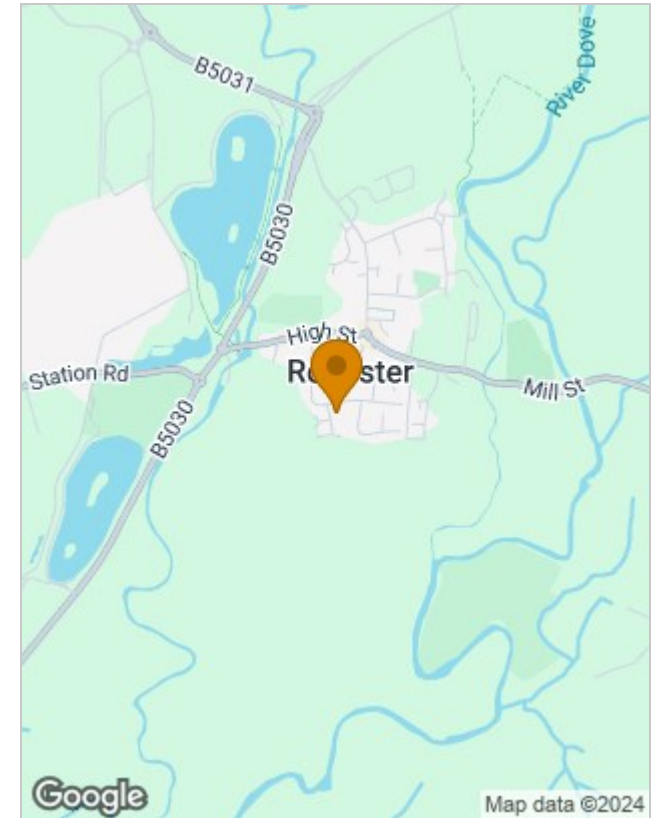




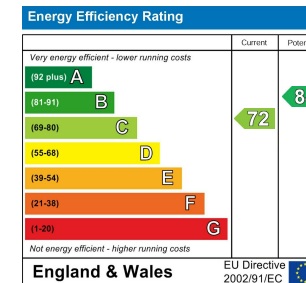
## Floor Plans



## Location Map



## Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.