





**** SPACIOUS GARDENS ** NO CHAIN ** GAS
CENTRAL HEATING ** POTENTIAL TO
IMPROVE ****

This traditional semi-detached property offers an excellent opportunity for first-time buyers or investors. Situated within walking distance of Uttoxeter town centre, it provides convenient access to the A50 and its connections to the M1 and M6, as well as to nearby cities like Derby, Stoke, and Stafford. Uttoxeter also features a local railway station and the renowned Uttoxeter Racecourse.

The property includes a hallway, lounge/diner and kitchen on the ground floor, with two bedrooms and a bathroom on the first floor. Benefiting from gas central heating, it also boasts an enviable garden, offering ample outdoor space to the discerning buyer.

Viewings are strictly by appointment only.



Hall

With a UPVC double glazed door leading into, central heating radiator, staircase rising to the first floor landing, smoke alarm, internal door leading to:

Lounge/Diner

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, open fireplace with a timber Adam style surround and hearth, internal door leading to:

Kitchen

With two UPVC double glazed windows to the rear elevation, a UPVC double glazed door leading to the rear garden, the kitchen features a range of matching base and eye level storage cupboard and drawers with granite effect roll top preparation work surfaces. Integrated appliances include a stainless steel sink and drainer with mixer tap, four ring stainless steel gas hob with matching extractor hood, oven/grill, plumbing space and freestanding room for further white goods, central heating radiator, useful stairs pantry cupboard with shelving, electrical consumer unit, carbon monoxide detector and a UPVC double glazed frosted glass window to the side elevation.

Landing

With a UPVC double glazed frosted glass window to the side elevation, access to loft space via loft hatch, smoke alarm, internal doors leading to:

Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator and a useful over stairs storage cupboard housing the immersion water tank and Glow worm central heating gas boiler.

Bedroom Two

With a UPVC double glazed window to the rear elevation and central heating radiator.

Bathroom



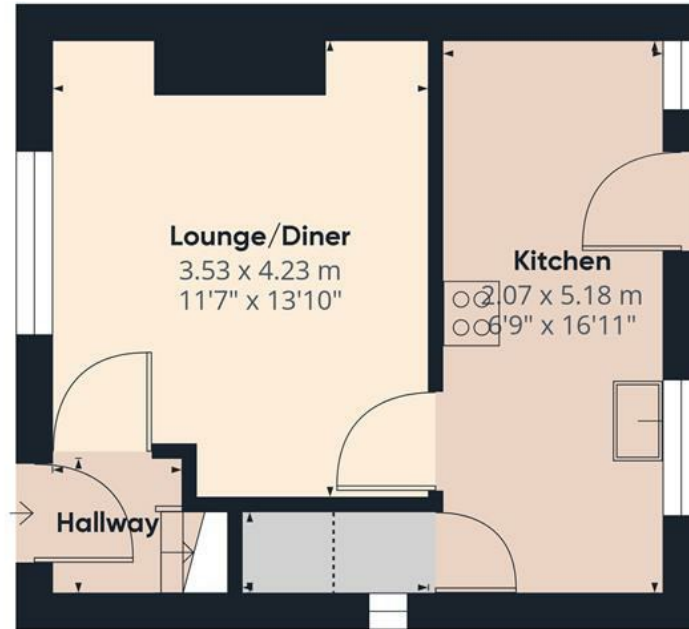
With a UPVC double glazed frosted glass window to the rear elevation, featuring a three piece bathroom suite comprising of low level WC, wash hand basin and tiled splashback, bath unit with tiling surrounding and central meeting radiator.



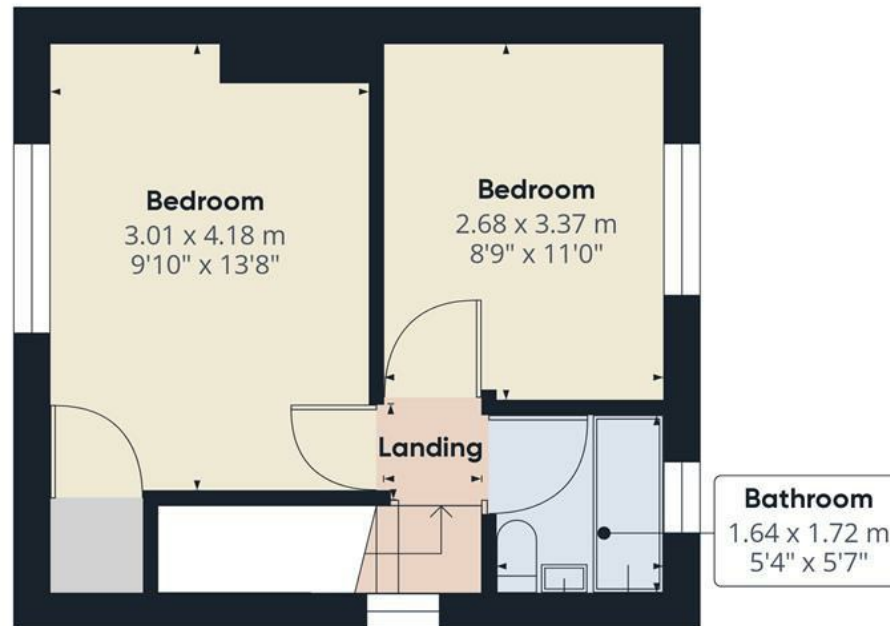








Floor 0



Floor 1

Approximate total area⁽¹⁾

54.03 m²

581.59 ft²

Reduced headroom

0.66 m²

7.08 ft²

(1) Excluding balconies and terraces

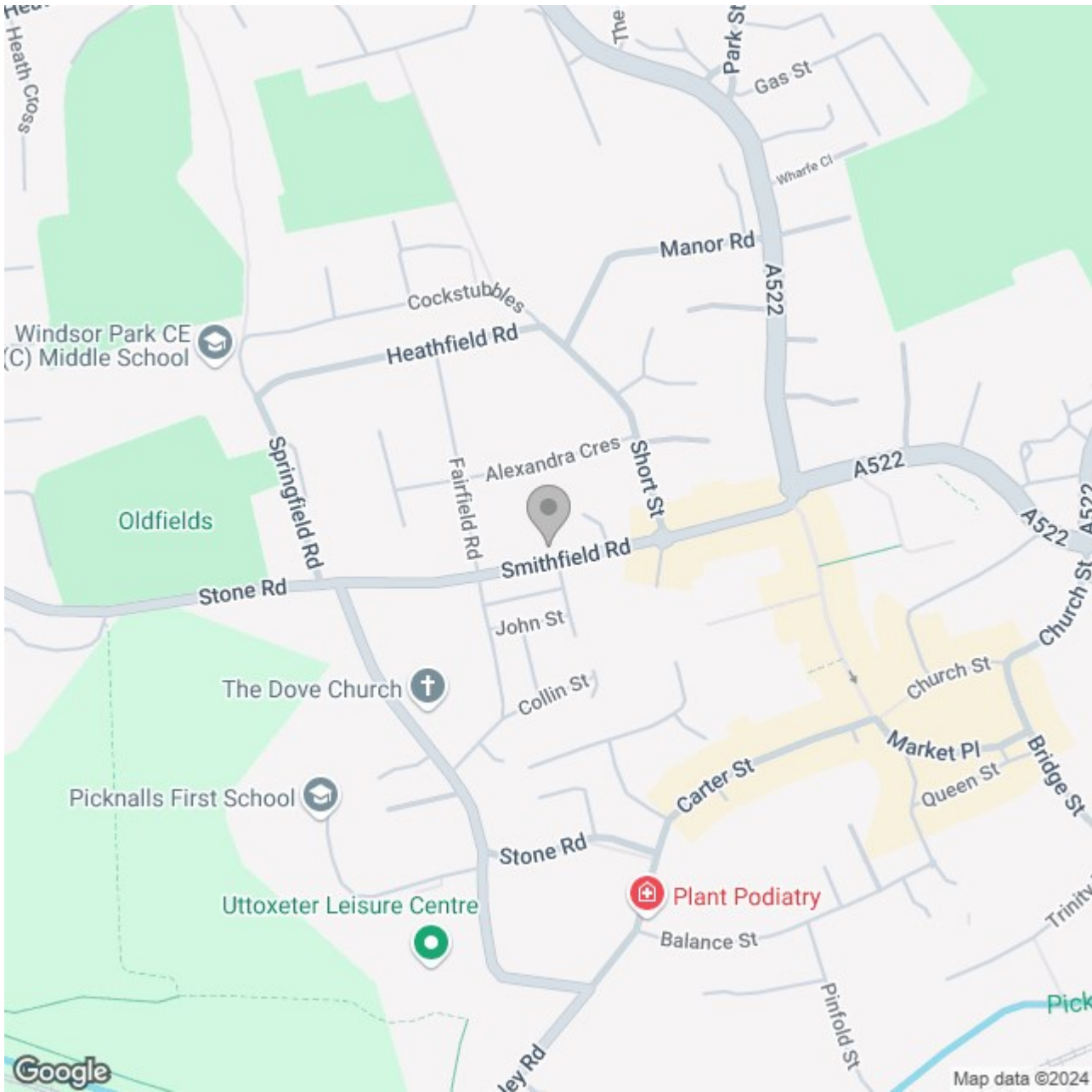
Reduced headroom

..... 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		62
(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	