







This two bedroom semi detached home is well presented, having newly fitted carpets and having recently been decorated throughout. Boasting UPVC double glazing and gas central heating, there is an closed rear garden, and a generous lawned area with mature trees to the front of the property.

The property is ideally situated within close proximity to Uttoxeter Town, its local schools, shops and amenities and is conveniently located with a children's play area to the front.

In brief, the property comprises; entrance hall, kitchen and living room to the ground floor, and two bedrooms and a bathroom to the first floor.

Being ideal for first time buyers or buy to let investors, an early viewing is highly recommended!



 **ABODE**  
SALES & LETTINGS



## Entrance Hall

UPVC double glazed door leading in from the side.

## Kitchen

Base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, partially tiled walls, space and plumbing for a cooker with extractor above, space and plumbing for a washing machine, central heating radiator, UPVC double glazed window to the rear elevation, cupboard housing the boiler.

## Living Room

UPVC double glazed window to the front elevation, central heating radiator, feature electric fire with mantle and hearth, stairs leading up to the first floor.

## Landing

UPVC double glazed window to the side elevation, smoke detector, loft access, central heating radiator.

## Master Bedroom

Built in two door wardrobes, central heating radiator, UPVC double glazed window to the front elevation.

## Bedroom

UPVC double glazed window to the rear elevation, central heating radiator, over stairs storage cupboard housing the hot water tank.

## Bathroom

White suite comprising;- bath with electric shower over, wash hand basin and WC, partially tiled walls, UPVC double glazed window to the rear elevation, central heating radiator, eye level cabinet and glass shelving.

## Outside

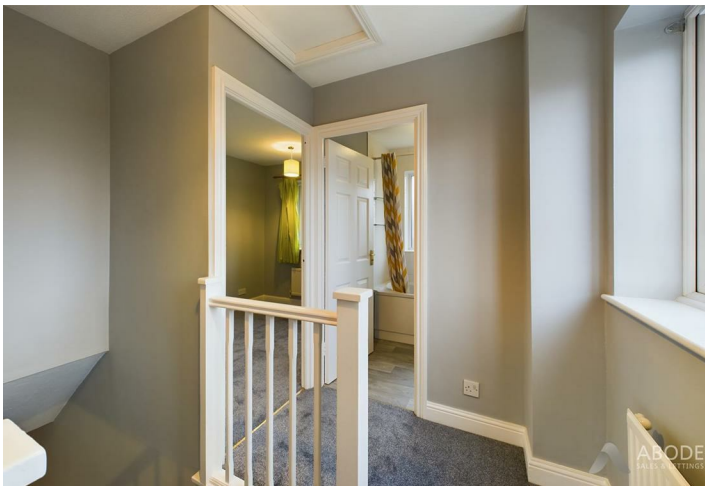
Gated access to the garden which is mainly laid to



lawn with patio surrounding the property, mature trees and shrubs and useful garden shed. The front garden is laid to lawn with mature trees. Off road parking to the rear for two vehicles.



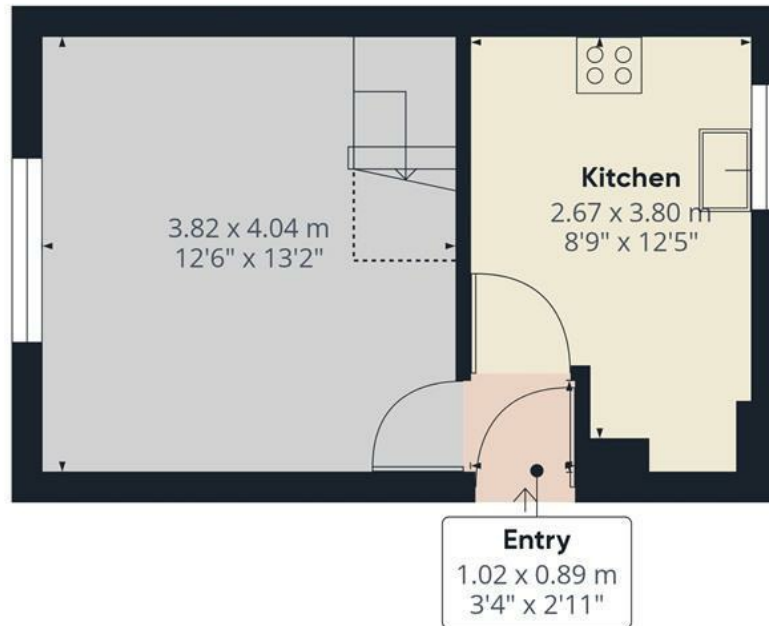




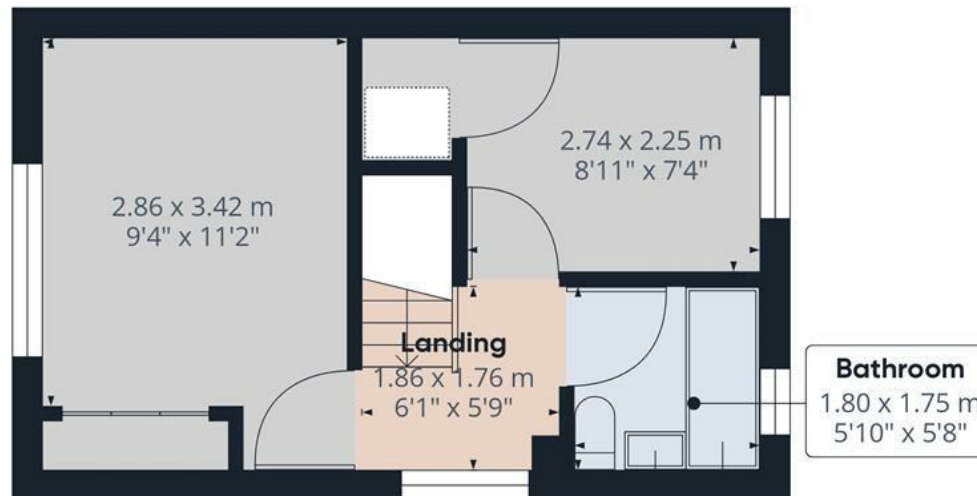








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

50.2 m<sup>2</sup>  
540.35 ft<sup>2</sup>

**Reduced headroom**

0.98 m<sup>2</sup>  
10.58 ft<sup>2</sup>

(1) Excluding balconies and terraces

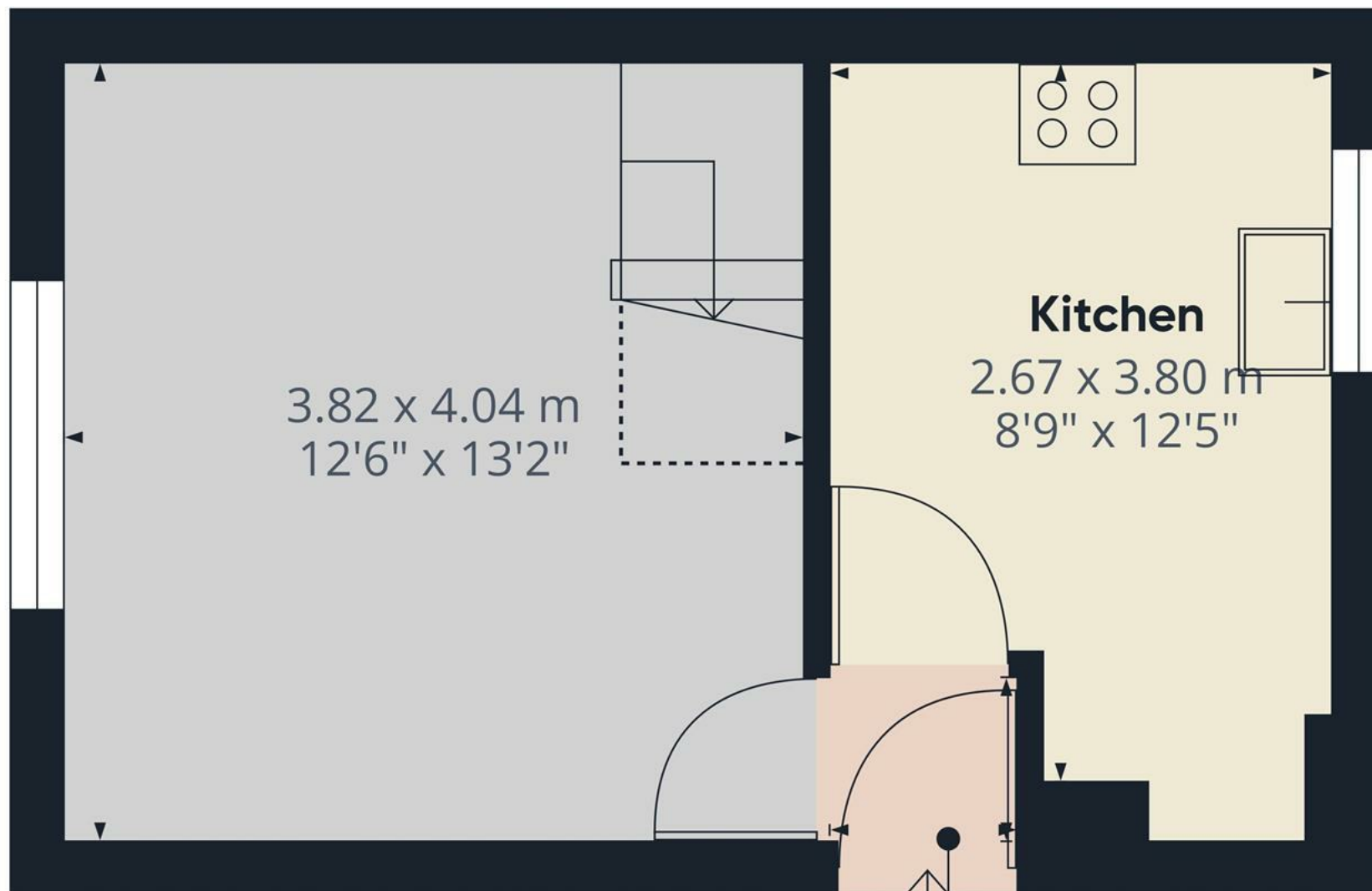
**Reduced headroom**

..... 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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**Entry**  
1.02 x 0.89 m  
3'4" x 2'11"

Floor 0

**Approximate total area<sup>(1)</sup>**

26.47 m<sup>2</sup>

284.93 ft<sup>2</sup>

**Reduced headroom**

0.98 m<sup>2</sup>

10.58 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

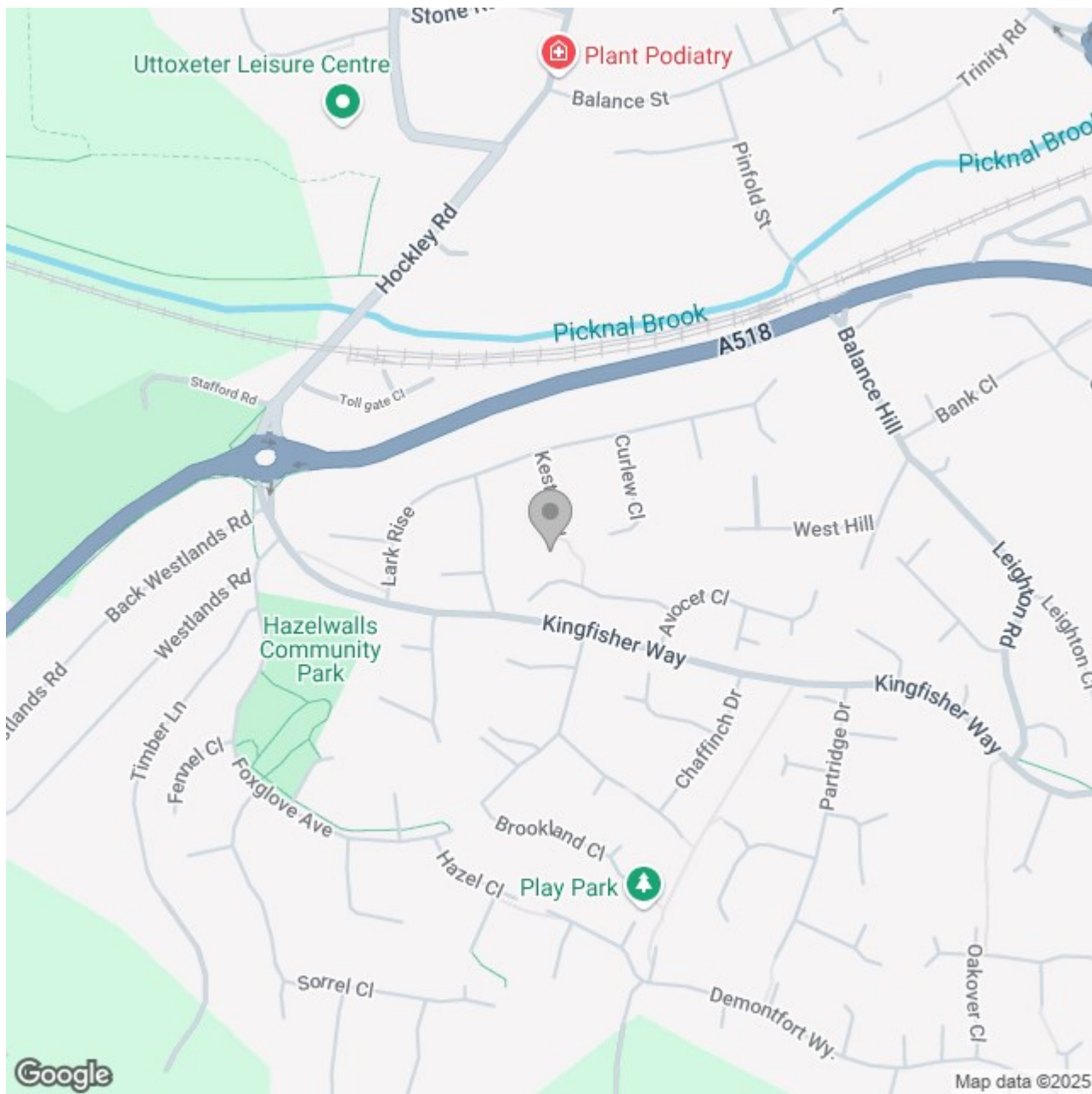
..... Below 1.5 m/5 ft

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**GIRAFFE360**





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</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		

**England & Wales**

EU Directive  
2002/91/EC