





Abode are delighted to present this charming two-bedroom mid-terraced house, ideally located on the outskirts of the town centre. The property offers a spacious living area that flows seamlessly into a well-sized kitchen, perfect for family living or entertaining guests. On the first floor, you'll find two comfortable bedrooms along with a family bathroom, providing a practical layout for modern living.

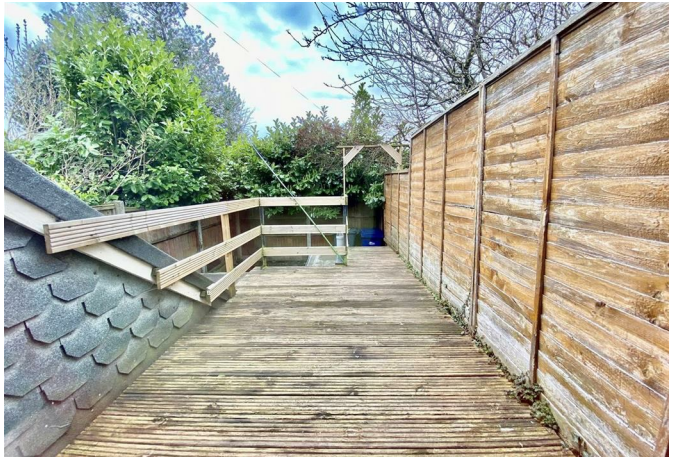
Externally, the property benefits from an additional toilet and a delightful balcony-style patio area, offering a peaceful spot for outdoor relaxation. With its convenient location, the house is just a short distance from local amenities and boasts excellent transport links, including easy access to the A50.

For more details or to arrange a viewing, please contact ABODE today.



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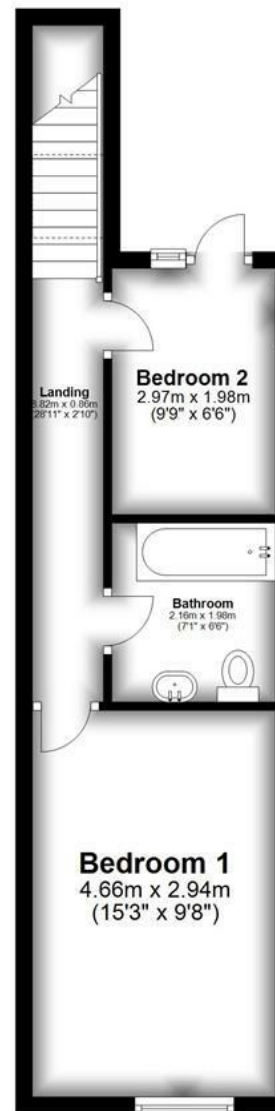
Ground Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



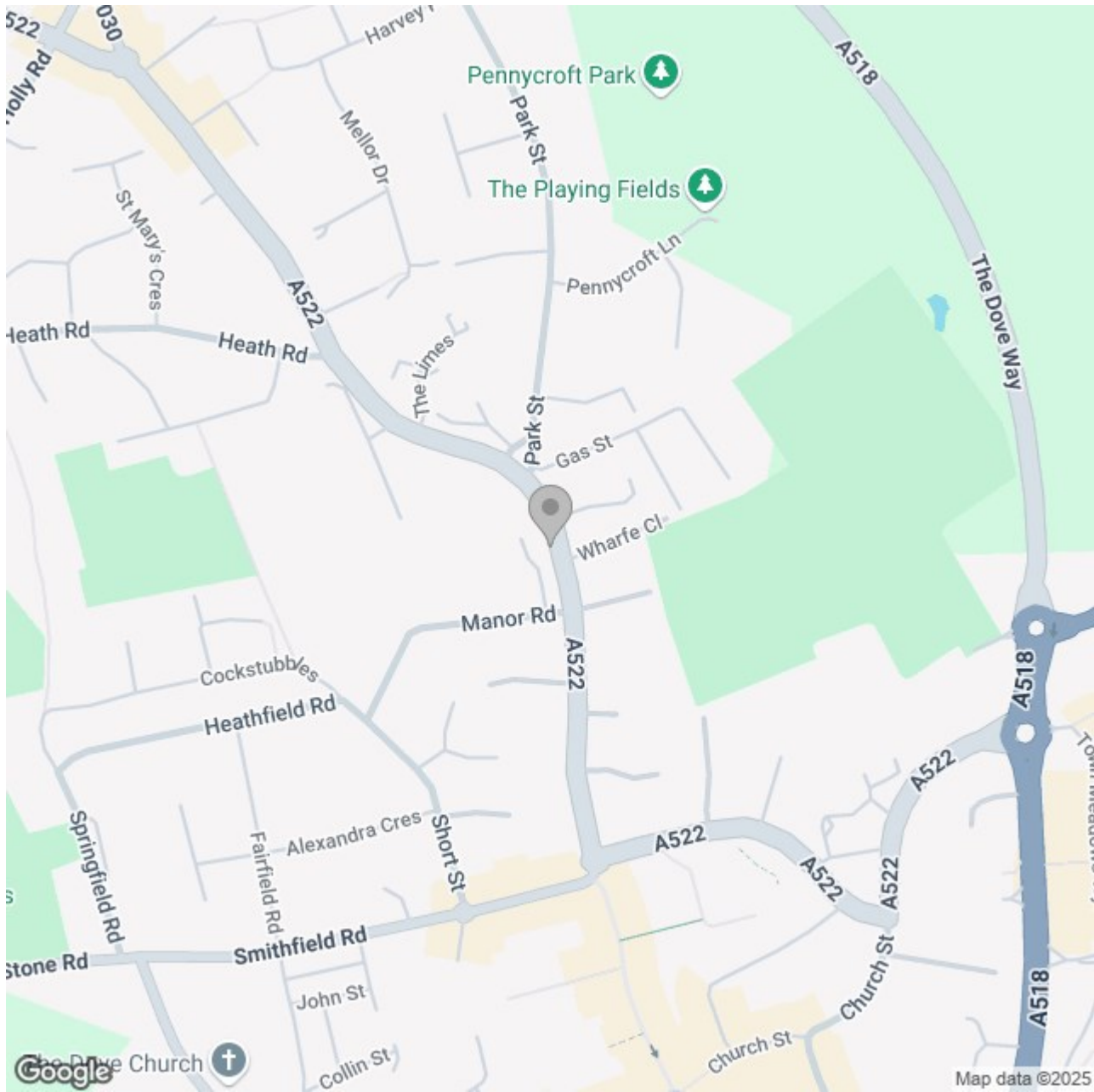
First Floor

Approx. 32.5 sq. metres (349.4 sq. feet)



Total area: approx. 73.2 sq. metres (787.5 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	66	
(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 