



## 15 Hallam Road Uttoxeter, Uttoxeter, ST14 7NH

This two-bedroom semi-detached bungalow is situated in a desirable location on the edge of Uttoxeter and offers an excellent opportunity for renovation and improvement. Featuring gas-fired central heating, the property requires refurbishment but holds great potential.

The accommodation comprises an L-shaped entrance hall leading to a spacious lounge, a functional but dated kitchen, two well-proportioned bedrooms, and a bathroom in need of modernization. Externally, a tarmac driveway offers ample parking for multiple vehicles leading to the garage and gardens.

This property presents an ideal project for buyers looking to update and personalize a home in a sought-after location. Available with no upward chain and vacant possession.

Viewings are by appointment only.

£169,950

# 15 Hallam Road

Uttoxeter, Uttoxeter, ST14 7NH



Hallway

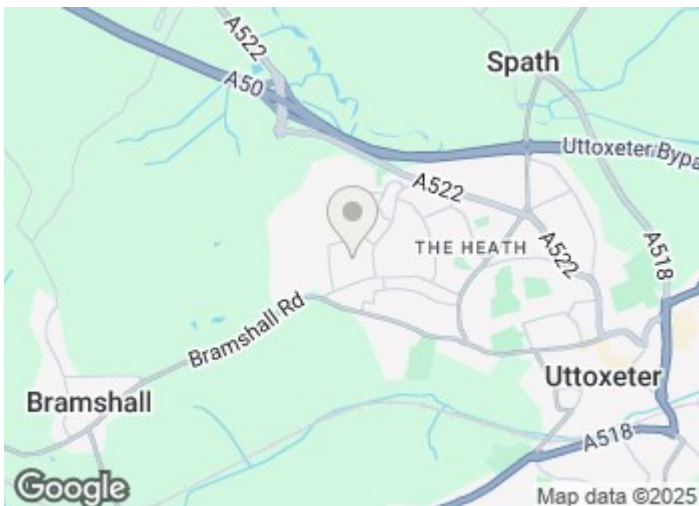
Lounge

Kitchen

Bedroom One

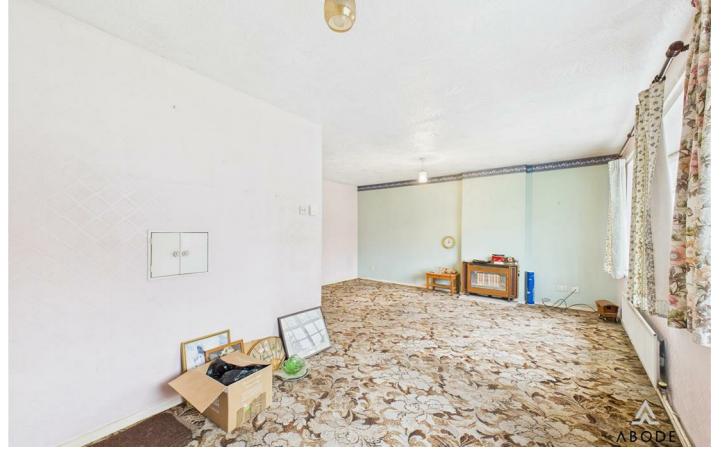
Bedroom Two

Conservatory

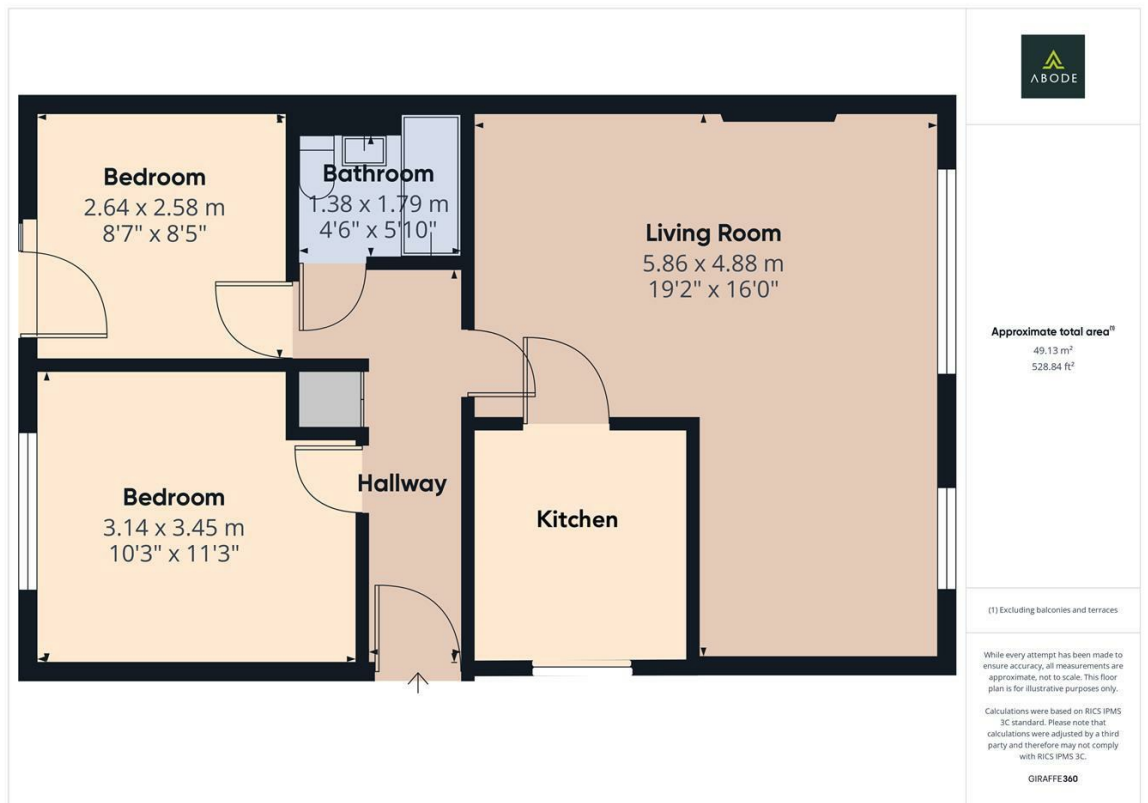


Directions





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.

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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	