



59 Derby Road Uttoxeter, Uttoxeter, ST14 8EB

Abode Estate Agents are delighted to bring to market this charming traditional end-of-terrace Victorian home. With potential to upgrade and renovate to the purchasers needs.

This well-maintained property boasts double glazing throughout, offering a light and airy atmosphere. The spacious off-road parking area is a standout feature, providing ample space for multiple vehicles, while the deceptively large plot includes a garage, adding to the appeal. Offered for sale with no chain and immediate vacant possession, this home is perfect for those looking to move in without delay.

The property is ideally located, with excellent access to local amenities, including the A5 road links, ensuring easy commutes. Additionally, it is just a short walk to the town centre, providing convenient access to shops, schools, and other essential services.

This property presents a fantastic opportunity for a variety of buyers. Early viewing is highly recommended!

FULL INTERNAL PHOTOS COMING SOON

£180,000

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1



2



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	