



42 Collin Street

Uttoxeter, Staffordshire, ST14 7QX

ABODE are pleased to offer this well presented two bedroom end terraced house situated close to Uttoxeter town centre, A50 & JCB. Property briefly comprises a spacious living area with modern carpets and decor, kitchen which includes integrated hob and oven, downstairs bathroom with low level WC and bath with shower. To the first floor are the two good sized bedrooms. Outside to the rear of the property there is a low maintenance courtyard with brick built shed. Call ABODE to view on 01283 845888.

£110,000

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- NO APPLICATION FEES
- EASY ACCESS TO TOWN CENTRE
- TWO GOOD SIZED BEDROOMS
- LARGE LIVING ROOM
- WHITE BATHROOM SUITE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COUNCIL TAX BAND - A

DESCRIPTION

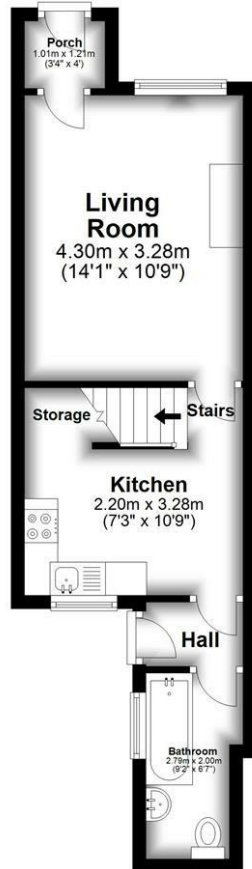


Directions
Just behind Asda

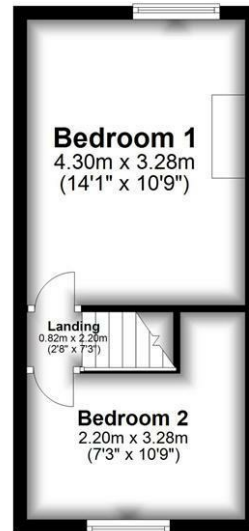


Floor Plan

Ground Floor
Approx. 31.4 sq. metres (338.4 sq. feet)



First Floor
Approx. 24.7 sq. metres (265.7 sq. feet)



Total area: approx. 56.1 sq. metres (604.1 sq. feet)

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

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) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 58 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |