

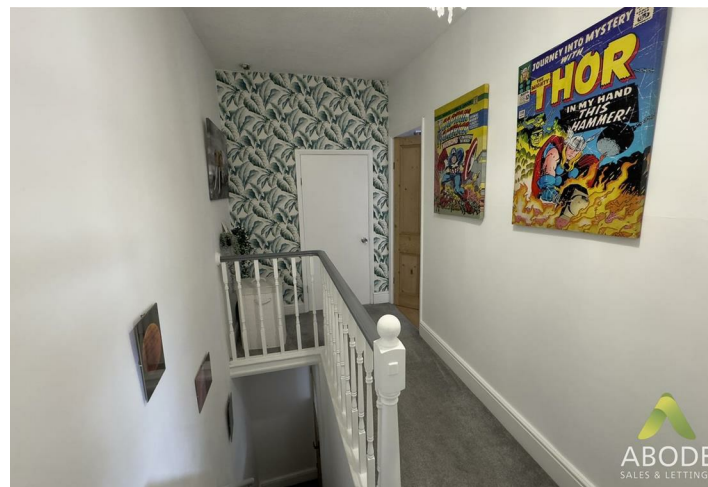
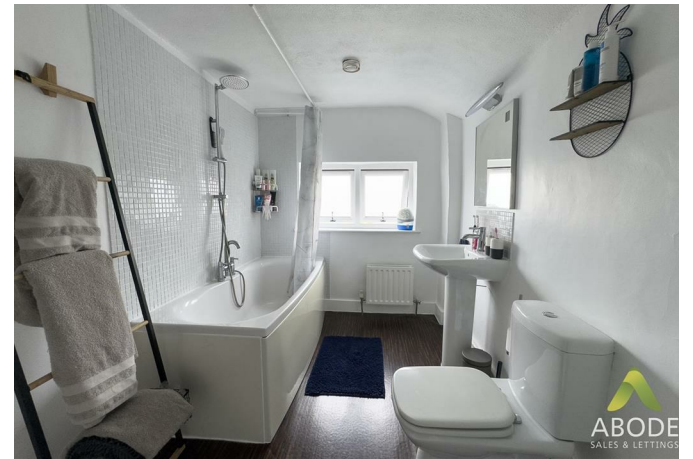




A beautiful two bedroom traditional terraced property, situated within a popular location having good access to a range of local amenities and transport links. The property benefits from a large open planing lounge diner, fitted kitchen, two well proportioned bedrooms, three piece family bathroom and a good sized front and rear garden. Viewing is highly recommended strictly via appointment only.











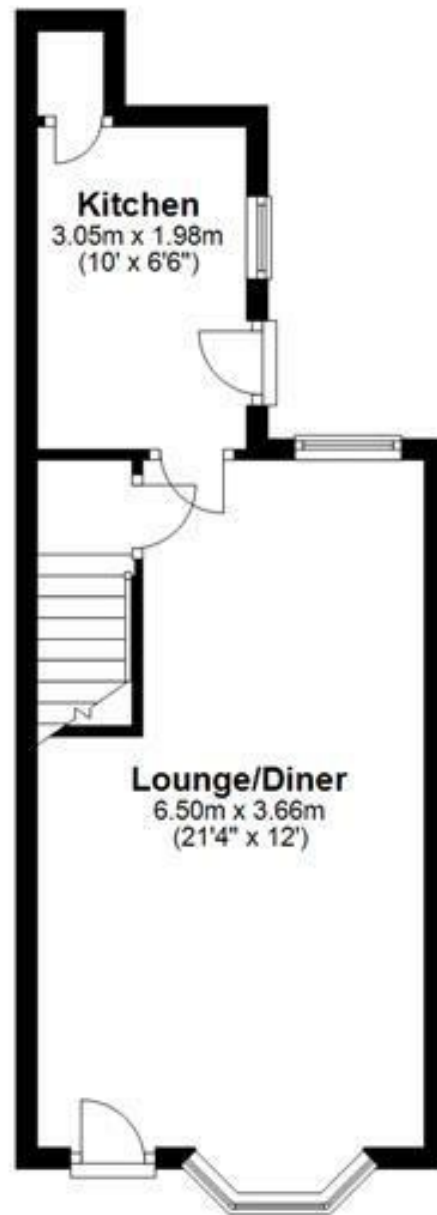








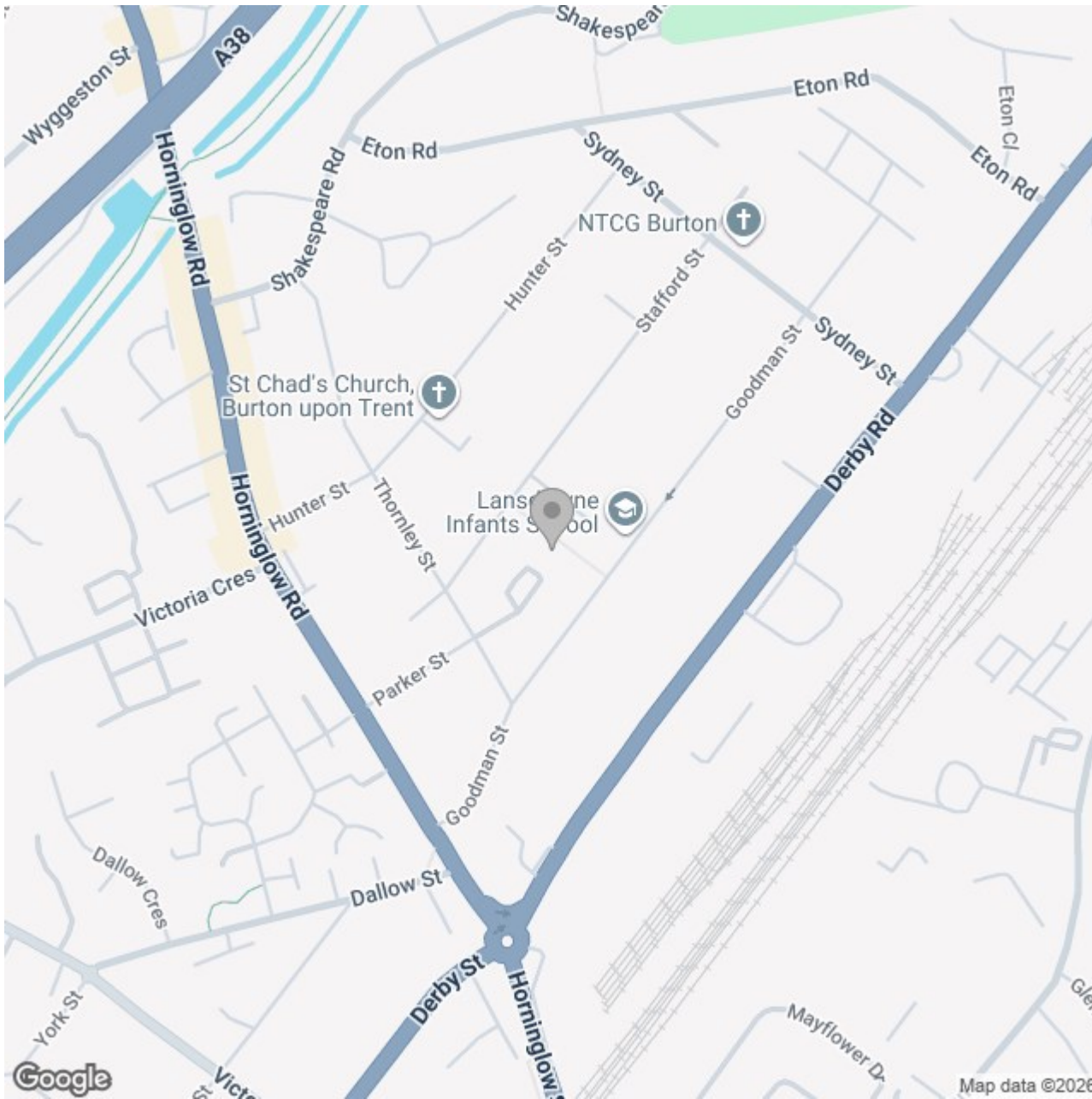
## Ground Floor



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.

### First Floor





### 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>		<b>78</b>
(55-68) <b>D</b>	<b>59</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	