





**** Investors only ****

ABODE Estate Agents are pleased to offer for sale this beautifully renovated property, arranged over three floors and boasting high ceilings, a stunning open-plan living space, and three well-proportioned bedrooms.

Situated in the charming village of Rocester, the property benefits from a range of local amenities including a first school, shop/post office, pub, and village hall. The location also offers excellent commuting links to the nearby market towns of Uttoxeter and Ashbourne, along with easy access to the A50, connecting to both the M1 and M6.

The property is entered via the front into a spacious open-plan living area. Previously two separate rooms, this bright and welcoming space now offers a generous living and dining area, complete with an enclosed staircase to the side, useful under-stairs storage cupboard, and an attractive feature fireplace.

To the rear of the property is a newly fitted kitchen, comprising a range of matching base and eye-level units, space for appliances, an inset sink unit, and tiled splashbacks.

Adjacent to the kitchen is the bathroom, which is fitted with a four-piece suite including a low flush WC, pedestal wash hand basin, panelled bath, and separate shower enclosure. The bathroom also benefits from tiled splashback areas, full-height tiling within the shower cubicle, and a tiled floor.

To the first floor are two bedrooms, with a further staircase leading to the third bedroom on the top floor, creating a versatile space ideal as a bedroom, office, or guest room.

Early viewing is highly recommended to appreciate the accommodation on offer. Contact ABODE Estate Uttoxeter on 01889 567777



Yield/Income

The property was most recently let at £850 per calendar month, generating an annual rental income of £10,200. Based on a sale price of £175,000, this equates to an attractive gross rental yield of approximately 5.83%, making it a potentially appealing investment opportunity for buy-to-let purchasers.

Living Room

12'1" x 13'6"

A bright and welcoming living space positioned at the front of the property, featuring a large window that allows plenty of natural light to fill the room. The room benefits from attractive built-in shelving with feature wall lighting, creating both practical storage and display space. A decorative fireplace surround provides a focal point, while the neutral décor and newly fitted carpet give the room a fresh, modern feel. A door to the side provides access to the front of the property, and a radiator ensures the room remains comfortable throughout the year.

Dining Area

10'1" x 10'7"

Spacious dining room featuring high ceilings, neutral décor and a traditional tiled floor. The room offers ample space for a family dining table and benefits from a large opening leading through to the living area, creating a bright and versatile space ideal for both everyday living and entertaining.



Kitchen

10'9" x 7'5"

Modern fitted kitchen installed approximately 12 months ago, featuring contemporary grey wall and base units with contrasting worktops and tiled splashbacks. The kitchen offers ample storage and workspace, along with an integrated oven, electric hob and stainless-steel extractor hood. A window above the sink provides good natural light and a door gives access to the rear garden. Further recent improvements to the property include a new boiler and roof, both installed within the last 12 months.







Bathroom

10'11" x 5'2"

Modern bathroom suite featuring a separate bath and walk-in shower enclosure, along with a wash hand basin and WC. The room is finished with a heated towel rail, creating a bright and practical space.

Bedroom

12'1" x 13'6"

A first-floor bedroom benefiting from double-glazed windows and a central heating radiator.

Bedroom

9'11" x 8'2"

A first-floor bedroom benefiting from double-glazed windows and a central heating radiator.

Bedroom

13'4" x 13'6"

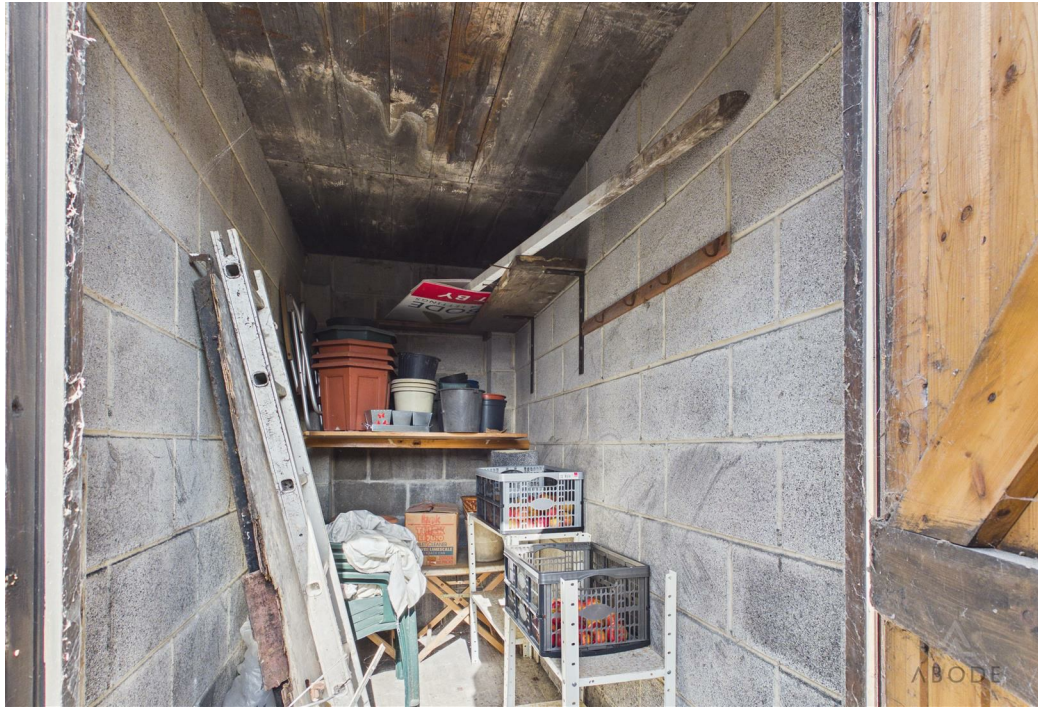
A second-floor bedroom benefiting from double-glazed windows and a central heating radiator.

N.b

Please note that images used were taken prior to the most recent occupation.





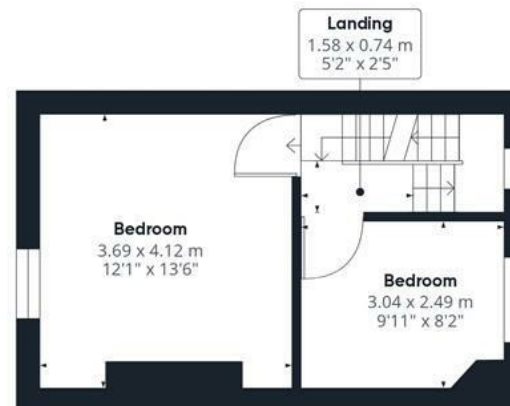








Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

82.43 m²

887.32 ft²

Reduced headroom

1.84 m²

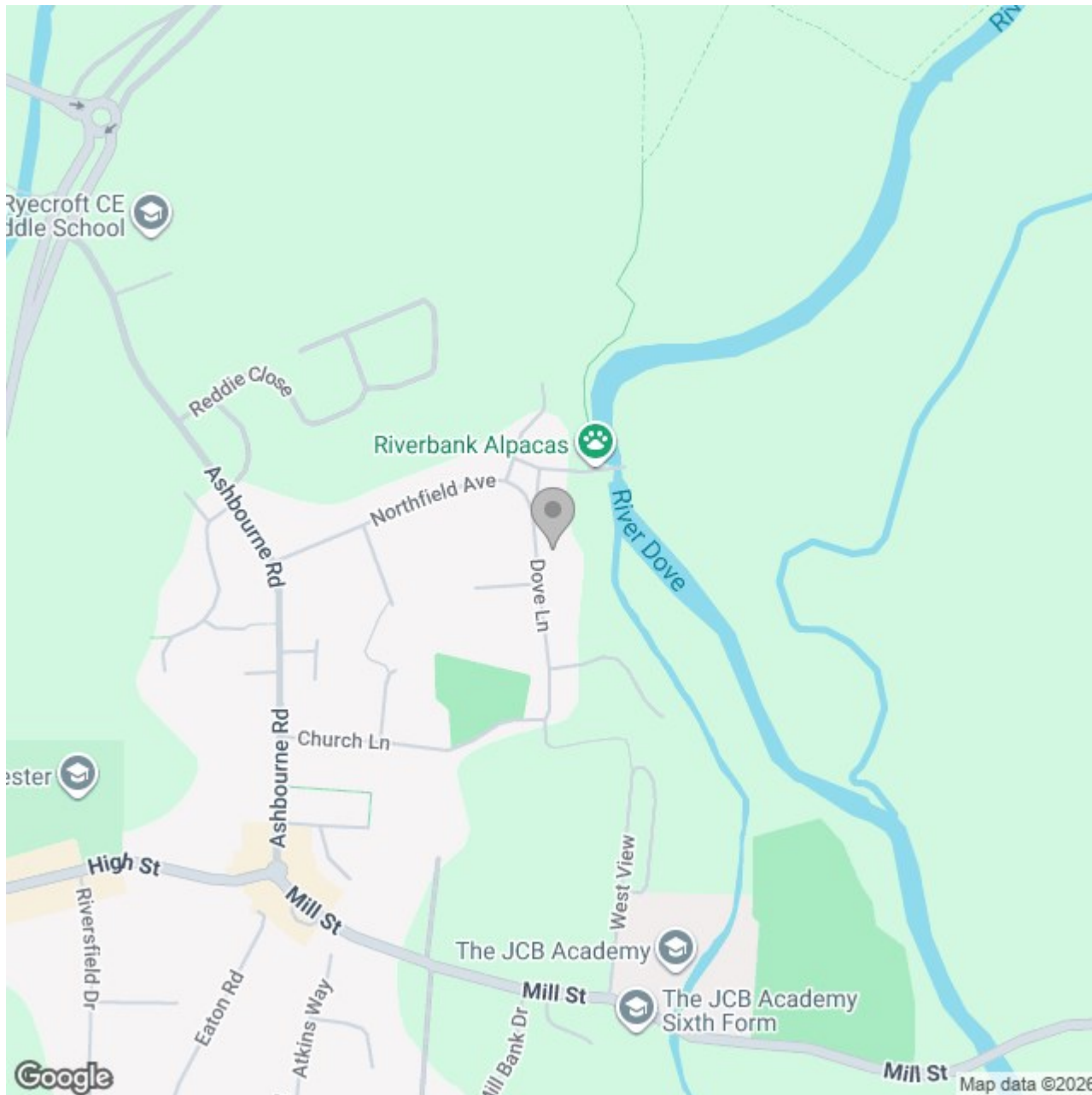
19.81 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 