ABODE
SALES & LETTINGS

Shipton Drive, Uttoxeter, Staffordshire, ST14 7NJ

£175,000









Offered for sale with no upward chain, this two-bedroom semi-detached bungalow presents an excellent opportunity for purchasers seeking a property with significant potential to modernise and personalise to their own tastes and requirements. Occupying a pleasant position, the property benefits from gas-fired central heating and UPVC double glazing throughout.

The accommodation comprises a welcoming entrance hallway, a spacious lounge/diner, fitted kitchen, two well-proportioned bedrooms, and a bathroom fitted with a three-piece suite. Externally, the property benefits from off-road parking and gardens, further enhancing its appeal.

With scope for improvement and the potential to add value, this bungalow is likely to appeal to downsizers, investors, and buyers looking to create a home tailored to their own specification. An internal inspection is highly recommended and can be arranged strictly by appointment only.

ABODE
SALES & LETTINGS

Hallway

Entered via a composite front door, the welcoming hallway features a central heating radiator, loft access via a hatch, and a useful airing cupboard with fitted shelving. Internal doors provide access to the principal accommodation.

Lounge/Diner

A bright and spacious reception room enjoying a UPVC double glazed bow window to the front elevation. The room centres around an attractive gas fireplace with a timber Adam-style surround, complemented by a central heating radiator, TV aerial point, and thermostat.

Kitchen

Fitted with a range of matching wall and base units incorporating roll-edge work surfaces. A UPVC double glazed window overlooks the front elevation, whilst integrated features include a stainless steel sink and drainer with mixer tap. There is plumbing and space for freestanding and under-counter appliances, together with housing for the gas combination central heating boiler.





ABODE
SALES & LETTINGS


Panasonic
BUSH
ABODE




ABODE


ABODE


ABODE


ABODE







Bathroom

Appointed with a three-piece suite comprising a panelled bath with chrome fittings, floating wash hand basin, and low-level WC. Additional features include a heated towel radiator and a UPVC double glazed obscured window to the side elevation.

Bedroom One

A generously sized double bedroom positioned to the rear of the property, featuring a UPVC double glazed window and central heating radiator.

Bedroom Two

Having a UPVC double glazed window and central heating radiator.

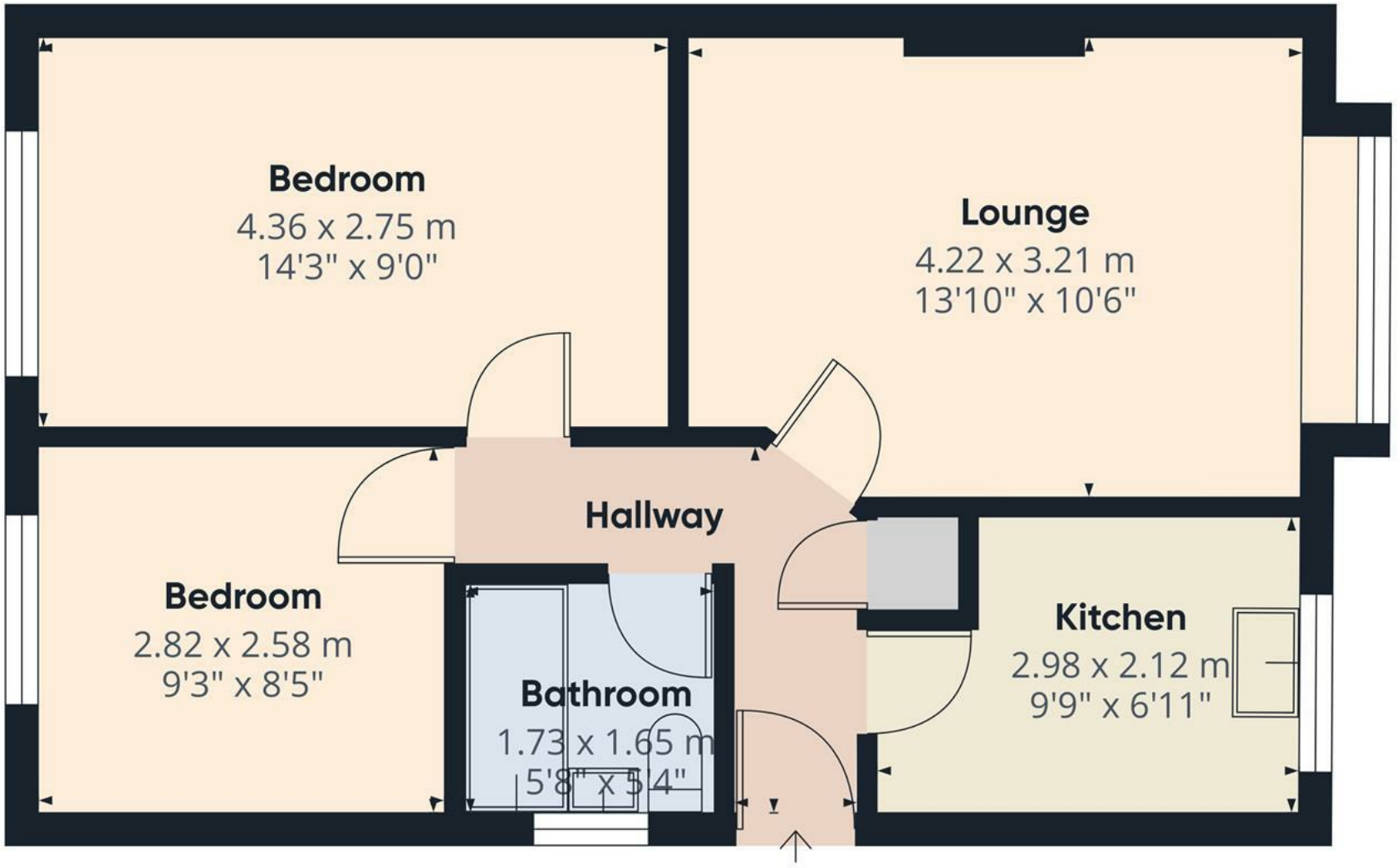









LUNAR





ABODE

Approximate total area(1)

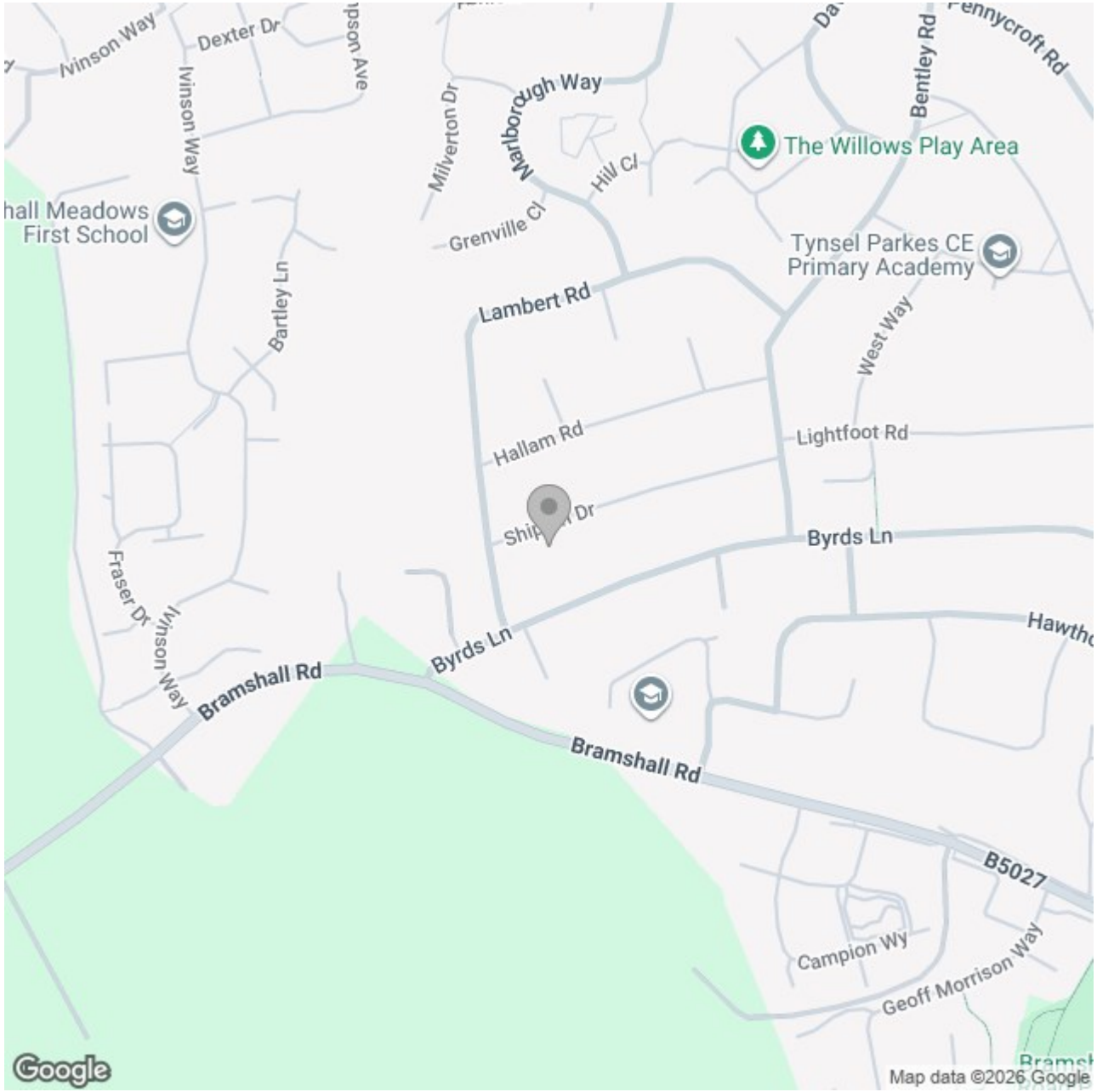
46.2 m²

496 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	79
	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.