



18 Gardner Place , Uttoxeter, ST14 7EE

ABODE are pleased to offer for the first time this deceptively spacious three-bedroom semi detached house, situated on the edge of the market town of Uttoxeter, close to JCB in Staffordshire.

Spacious throughout, the property has been renovated to a high standard.

Fitted kitchen with granite worktops and integrated appliances, Spacious lounge with wooden flooring and feature wall mounted fire. Second good size GF reception room which would make an ideal dining room.

The first floor offers three good size bedrooms, all with storage facilities. Modern white bathroom suite with a shower fitted over the bath.

Externally, the house offers plenty of off road parking. Large rear garden with patio, lawn and shed/workshop.

£1,050 PCM

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[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.

1 Cross Street, Cheadle, ST10 1NP
Tel: Email: lettings@abodemidlands.co.uk

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		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	