





Situated within the highly regarded village of Doveridge, this two-bedroom property presents an excellent opportunity for purchasers seeking a full renovation and refurbishment project, offering considerable scope to modernise, reconfigure and potentially add value to the existing accommodation.

The property requires comprehensive updating throughout and currently offers an entrance porch, hallway, lounge with bay window, kitchen, two bedrooms, shower room and conservatory overlooking the rear garden. The existing layout provides an opportunity for purchasers to redesign the accommodation to suit modern living requirements, subject to any necessary consents.

Hall Drive is conveniently positioned within the popular village of Doveridge, which benefits from a range of amenities including a village shop and post office, primary school, traditional public house, village hall, sports club and recreational facilities. The nearby market towns of Uttoxeter and Ashbourne provide a wider selection of supermarkets, independent shops, restaurants, healthcare facilities and schooling options. Uttoxeter also benefits from a railway station and leisure facilities, whilst the nearby A50 provides excellent transport connections towards Derby, Stoke-on-Trent and the wider M1 and M6 motorway networks.

Representing an excellent opportunity for builders, investors and purchasers looking to create a home to their own specification, this property offers considerable potential for improvement and value enhancement through a comprehensive programme of refurbishment.



### Porch

Accessed via the entrance porch, providing a sheltered entry to the property, with an internal door leading through to the main hallway.

### Hallway

A welcoming entrance hallway providing access to the principal accommodation via traditional panelled internal doors, retaining an element of the property's original character. The hallway benefits from an electric storage heater and a ceiling hatch providing access to the loft space.

### Kitchen

Fitted with a range of matching wall, base and drawer units with roll-top preparation work surfaces and a stainless-steel sink and drainer with mixer tap. Additional features include a useful pantry cupboard, original fireplace and electric storage heater. A UPVC double-glazed window overlooks the rear elevation, whilst a UPVC double-glazed door provides access to the conservatory.

### Conservatory

Constructed with a brick base and UPVC double-glazed framework beneath a pitched roof. The conservatory benefits from replacement UPVC double-glazed windows to the rear and side elevations, together with UPVC double-glazed French doors providing access to the rear garden.

### Lounge

A reception room featuring a UPVC double-glazed bay window to the front elevation, electric storage heater, feature electric fireplace and television aerial point.

### Bedroom One

A bedroom with a UPVC double-glazed window to the front elevation and an original open fireplace.

### Bedroom Two

A second bedroom benefiting from a hardwood-framed window with secondary glazing overlooking the rear elevation.



### Shower Room

Fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin and double shower enclosure with an electric shower. Complementary tiling to the shower area completes the room.







## Outside

The property benefits from an attractive natural stone frontage with a traditional pitched tiled roof and characterful bay window. A low-level brick boundary wall with wrought-iron pedestrian gate provides access to the front garden, with a paved pathway leading to the main entrance. The garden features a variety of established shrubs, mature planting and hedging, although it would benefit from clearance and landscaping as part of the property's wider refurbishment programme.

To the rear, the property benefits from a generously proportioned and established garden, offering considerable potential for landscaping and improvement. Immediately adjoining the conservatory is a paved patio seating area, with steps providing access from the French doors. Beyond this, the garden extends into an area of mature shrubs, trees and overgrown planting, with paved pathways and a greenhouse positioned towards the far end. The garden is enclosed by established hedging and boundary planting, providing a good degree of screening. Whilst currently requiring substantial clearance and maintenance, the outdoor space presents an excellent opportunity for prospective purchasers to create an attractive landscaped garden to complement the refurbishment of the property.

## AML Disclaimer

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

**AML Compliance Fee:** Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

## PIF Disclaimer



## Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

## Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

## Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

## Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

## Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

## Fixtures and Fittings

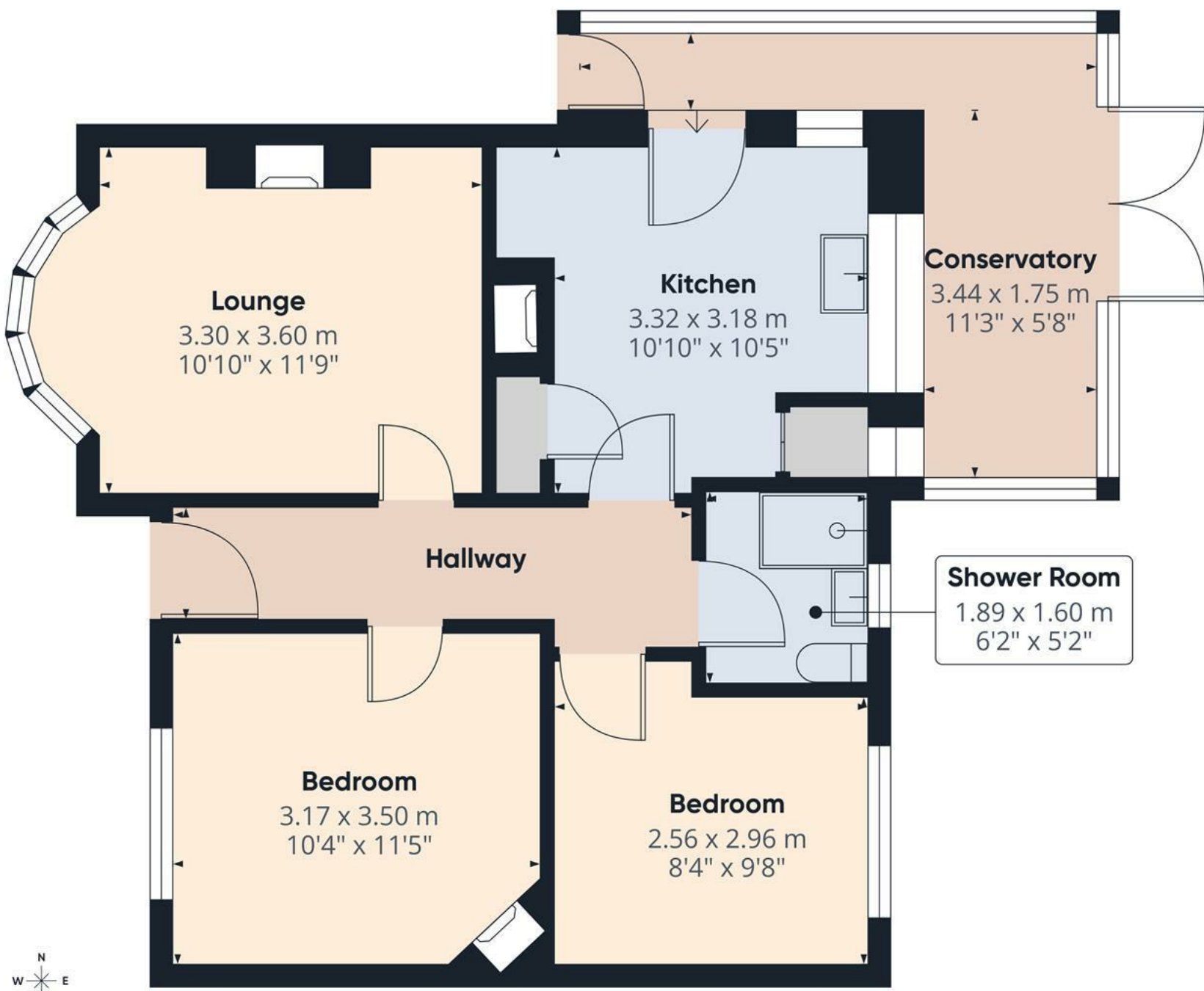
Only fixtures, fittings and contents expressly agreed as part of the sale are included.

## General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

## Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.

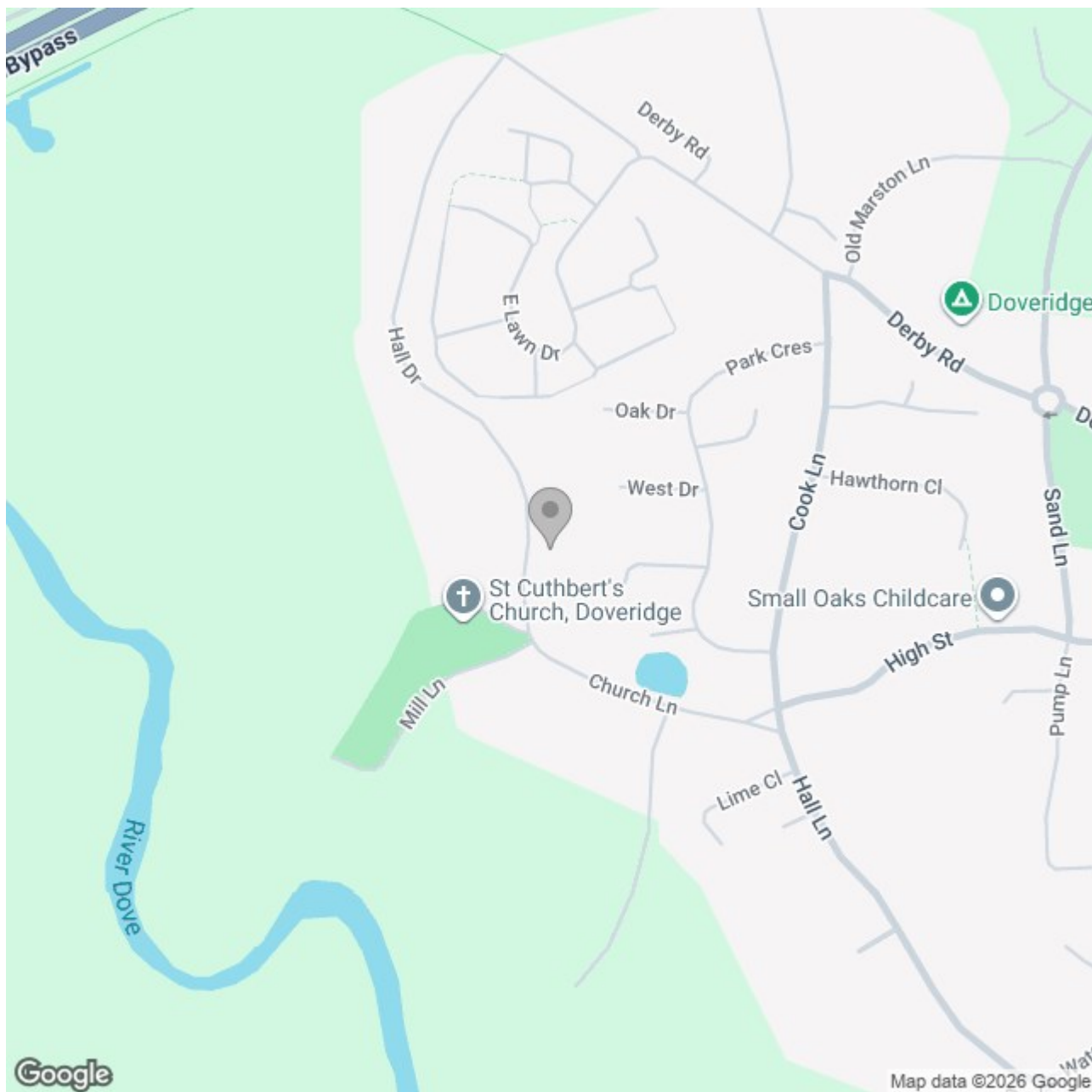


Approximate total area<sup>(1)</sup>  
63.4 m<sup>2</sup>  
681 ft<sup>2</sup>

(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) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</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  |           |