ABODE
SALES & LETTINGS

Park Street, Uttoxeter, Staffordshire, ST14 7AW

£219,995



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Situated on Park Street in the popular market town of Uttoxeter, Sunny Lea is a spacious and versatile two-bedroom home, offered for sale with no upward chain. The property benefits from well-proportioned accommodation throughout, including two reception rooms, a fitted kitchen, separate utility room, two bedrooms, a bathroom and an additional shower room.

The accommodation is accessed via an entrance hallway leading to the principal rooms. The lounge provides a comfortable living space with an attractive feature fireplace, whilst the separate dining room offers excellent flexibility and could potentially be utilised as a third bedroom, home office or additional reception room, depending on individual requirements.

The fitted kitchen offers a range of wall and base units with space for freestanding appliances, complemented by a separate utility room with additional storage, sink facilities and side access.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from a feature fireplace. A family bathroom and separate shower room provide additional convenience, whilst the property also benefits from gas central heating and UPVC double glazing.

Park Street is conveniently positioned for access to Uttoxeter town centre, which offers a variety of independent shops, supermarkets, cafés, restaurants and everyday amenities. The town also benefits from local schools, leisure facilities and public transport connections.

With its flexible layout, convenient location and the advantage of no upward chain, Sunny Lea presents an excellent opportunity for a variety of purchasers, including those looking to downsize, families or buyers seeking single-storey accommodation.rom the Peak District.

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Hallway
Accessed via a UPVC double-glazed frosted entrance door, the hallway benefits from two central heating radiators, an access hatch to the loft space and internal panel doors leading to the principal accommodation.

Shower Room
Fitted with a three-piece suite comprising a low-level WC with continental flush, a floating wash hand basin and a corner shower cubicle with electric shower over. Further features include a UPVC double-glazed frosted window to the front elevation, complementary wall and floor tiling, central heating radiator and extractor fan.

Lounge
A comfortable reception room featuring a UPVC double-glazed window to the rear elevation, central heating radiator and an attractive focal-point fireplace with stone surround, hearth and mantel. Additional features include a room thermostat, smoke alarm and internet connection point.

Kitchen
Fitted with a range of matching base and wall-mounted storage units, incorporating drawers and complementary work surfaces with tiled splashbacks. Further comprising a stainless-steel sink and drainer with mixer tap, UPVC double-glazed window to the front elevation and space and plumbing for freestanding appliances. Internal doors provide access to the adjoining accommodation.



Dining Room
A versatile additional reception space featuring two UPVC double-glazed windows to the rear and side elevations, allowing for plenty of natural light. The room offers excellent flexibility and could also be utilised as an additional bedroom or further reception room, depending on individual requirements. Complete with central heating radiator and TV aerial point.




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Utility Room

A practical and useful utility space featuring UPVC double-glazed frosted windows to the front and side elevations, together with a UPVC double-glazed frosted side entrance door. Fitted with a range of base and wall-mounted storage units, work surfaces and a sink. The room also houses the gas-fired combination central heating boiler.

Bedroom One

A well-proportioned bedroom featuring a UPVC double-glazed window to the rear elevation, central heating radiator and an attractive feature fireplace providing an appealing focal point.

Bedroom Two

A further bedroom featuring a UPVC double-glazed window to the front elevation and central heating radiator.

Bathroom

Fitted with a two-piece suite comprising a panelled bath and pedestal wash hand basin. Further benefits include a UPVC double-glazed window to the front elevation, central heating radiator and complementary wall tiling.

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.















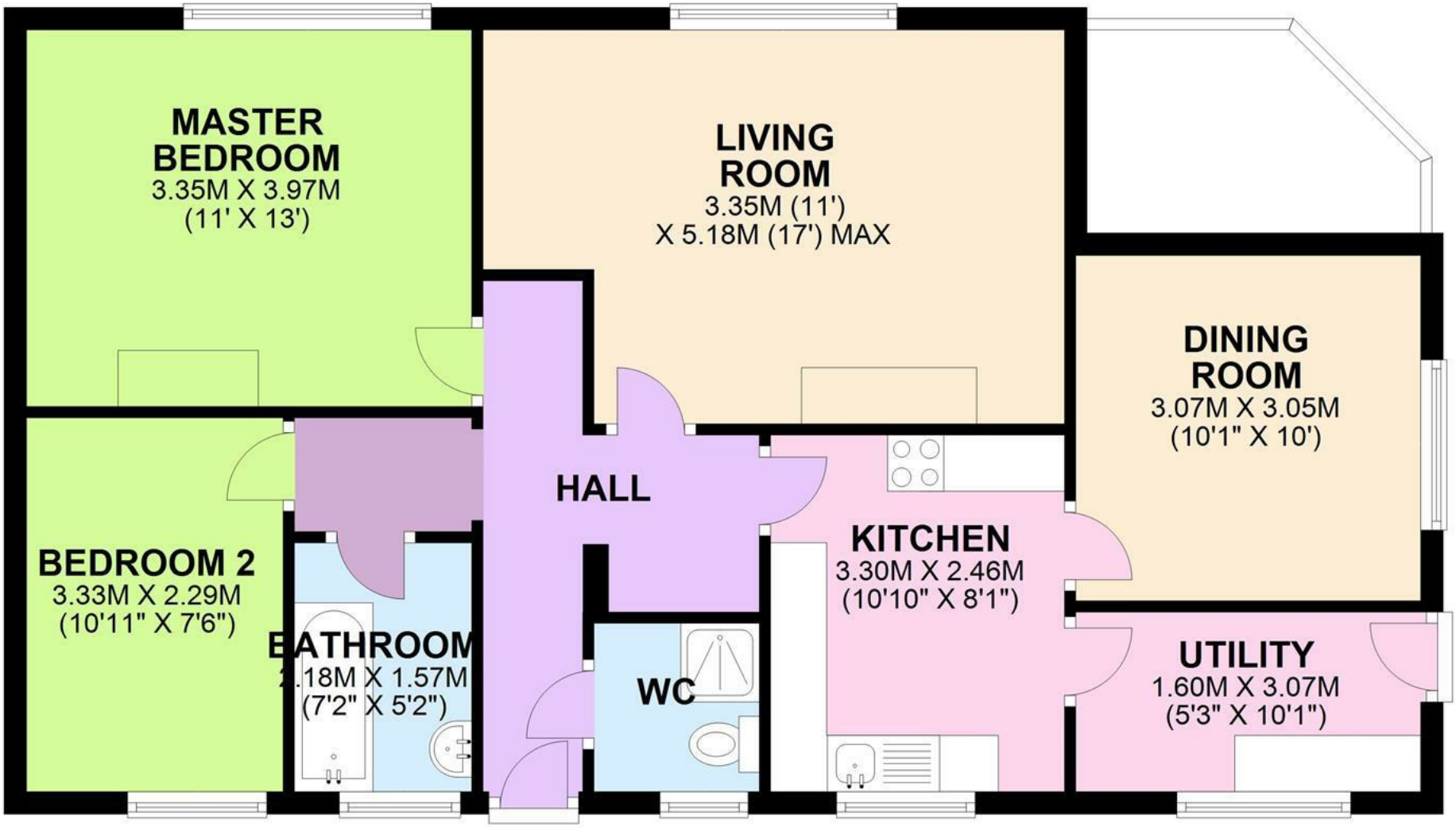






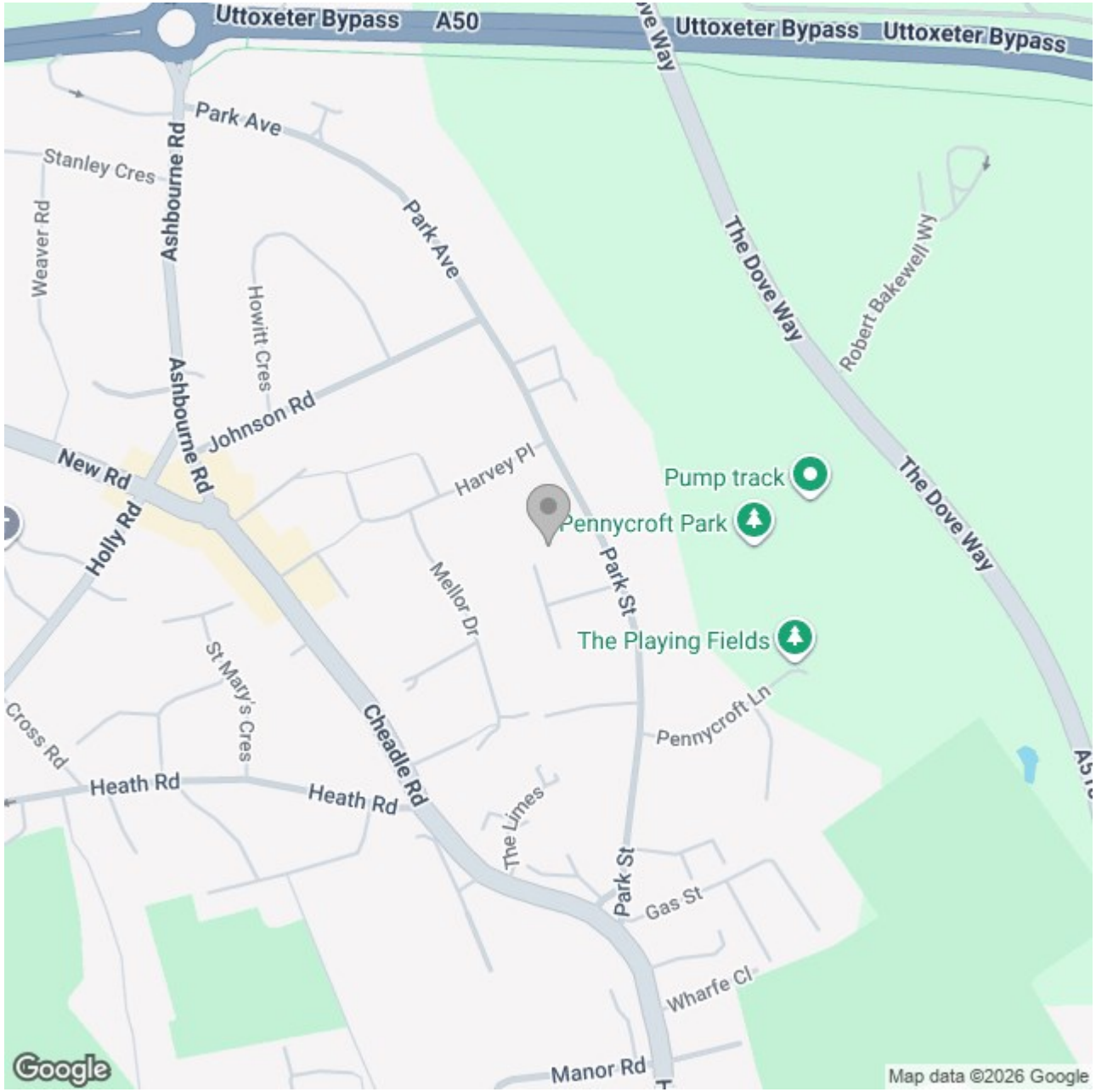
GROUND FLOOR

APPROX. 77.1 SQ. METRES (830.3 SQ. FEET)



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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.