



## 48 New Street Uttoxeter, ST14 7QS

**\*\* DECEPTIVELY SPACIOUS VICTORIAN MID TERRACE \*\* TWO BEDROOMS \*\* OFF-ROAD PARKING \*\* NO UPWARD CHAIN \*\***

A traditional Victorian terrace property, having the benefit of off-road parking at the rear, uPVC double glazing and gas central heating. A brief internal description of the property comprises lounge, dining room, kitchen, utility area, upstairs bathroom, upstairs shower room and two bedrooms. To the rear is a patio area with shared access leading to the off-road parking space and mature garden.

The property is conveniently located just on the outskirts of the Town Centre but within easy access to local amenities such as shops, schools, leisure centre and still only a five minute walk to the centre of Uttoxeter. Easy access to A50 which links all major road links and a short drive from the Peak District. Viewings are strictly by appointment only and can be arranged by contacting ABODE on 01889 567777.

Asking Price £149,950

# 48 New Street

Uttoxeter, ST14 7QS



Disclaimer



Directions



Floor Plan



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxeter-Ashbourne  
Plan produced using PlanUp.

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 Market Place, Uttoxeter, Staffordshire, ST14 8HN  
Tel: 01889 567777 Email: [uttoxeter@abodemidlands.co.uk](mailto:uttoxeter@abodemidlands.co.uk) <https://www.abodemidlands.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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	