





**** THREE BEDROOMS ** MODERN
TOWNHOUSE ** DESIRABLE LOCATION **
PERFECT FIRST TIME PURCHASE OR
DOWNSIZE ****

A well presented three bedroom mid terrace townhouse, situated in the popular village location of Bramshall. In brief, the property comprises hallway, kitchen, lounge/diner, cloakroom/wc, three bedrooms and family bathroom.

Having the benefit of being gas centrally heated and double glazed. With easy access onto the A50 and all major road links and commutable distance into market town Uttoxeter.

Viewings are strictly by appointment only. Contact ABODE Estate Agents to arrange a viewing.



KITCHEN

A fitted kitchen comprising sink and drainer set in a base unit; further base units all with complementary work surface above, integrated electric oven with gas hob, plumbing for washing machine, further appliance space, range of matching eye level units, four ring gas hob, cooker hood, central heating boiler, complementary wall and floor tiling, double glazed window to the front elevation.

LOUNGE DINER

With double glazed patio doors leading out to the conservatory, double glazed window to the rear elevation, central heating radiator x2, understairs storage cupboard, Tv aerial point x2 and master telephone socket.

CONSERVATORY

With UPVC double closed windows to rear and side elevations, UPVC double glazed door leading to the rear garden, tile floor throughout

FIRST FLOOR LANDING

BEDROOM ONE

With a UPVC double closed window to the front elevation and central heating radiator.

BEDROOM TWO

With a UPVC double glazed window to the rear elevation, central heating radiator and TV aerial point.

BEDROOM THREE

With a UPVC double glazed window to the rear elevation and central heating radiator.



FAMILY BATHROOM

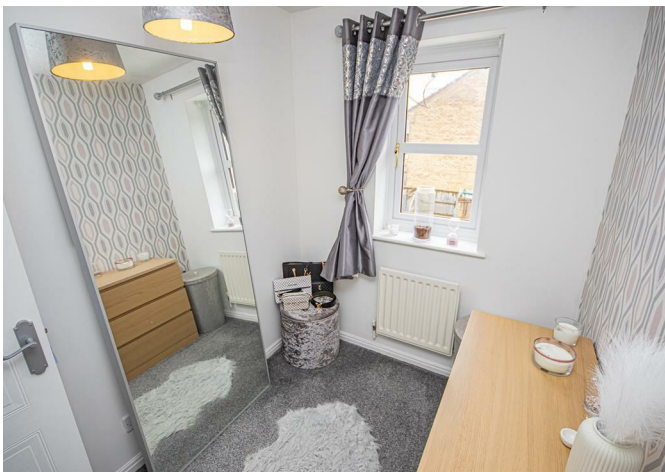
With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece bathroom suite comprising of low-level WC with continental flush, floating wash hand basin with mixer tap, P shaped bath unit with glass screen, shower over and complementary tiling to wall coverings, central heating radiator, extractor and shaving point.

OUTSIDE



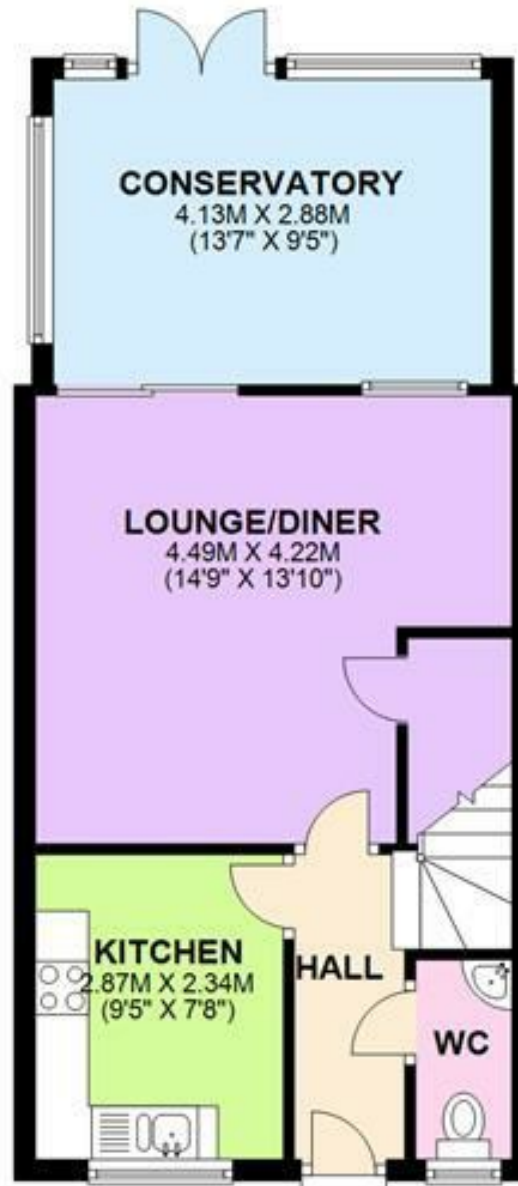






GROUND FLOOR

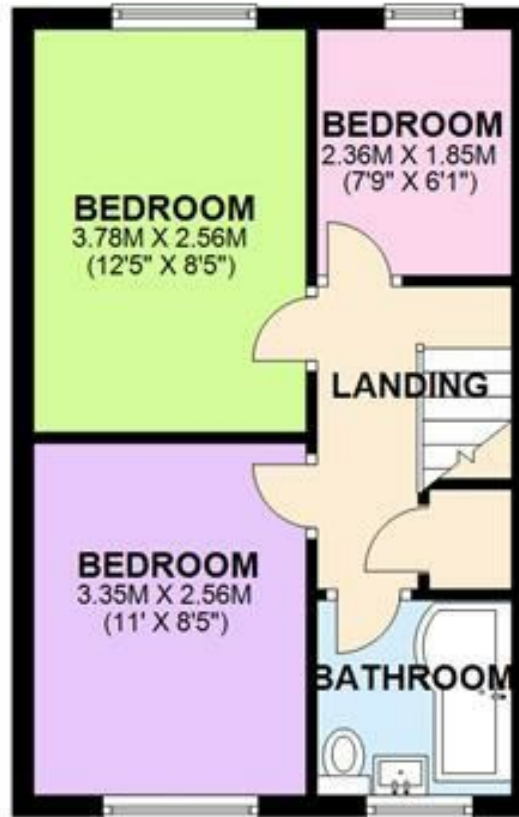
APPROX. 44.5 SQ. METRES (479.4 SQ. FEET)

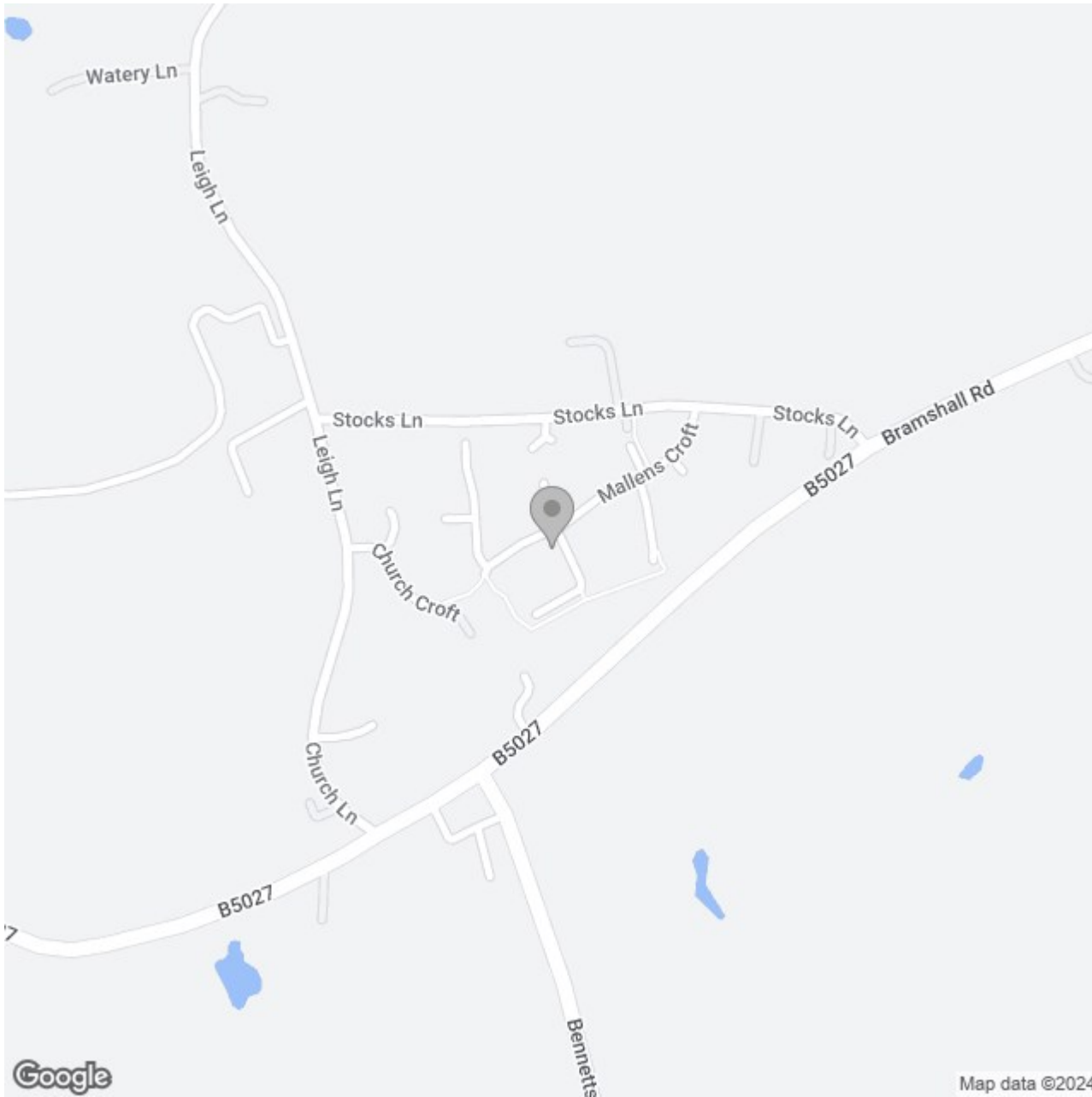


Please use as a guide to layout only. They are not intended to be to scale. Property of Abode
Anderson-Dixon, Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

FIRST FLOOR

APPROX. 32.5 SQ. METRES (350.0 SQ. FEET)





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	