





ABODE are please to offer this three bedroom semi-detached property situated close to the town centre and close to local amenities. The property benefits from gas central heating and double glazing throughout.

The property briefly comprises: Entrance hallway, spacious lounge, new contemporary kitchen diner with integrated oven and hob. To the first floor are two double bedrooms and a single bedroom, modernised bathroom with three piece suite and shower over the bath. To the rear of the property is a nice sized garden which has lawn and a patio area and a single detached garage, to the front a well maintained garden and parking for one vehicle.













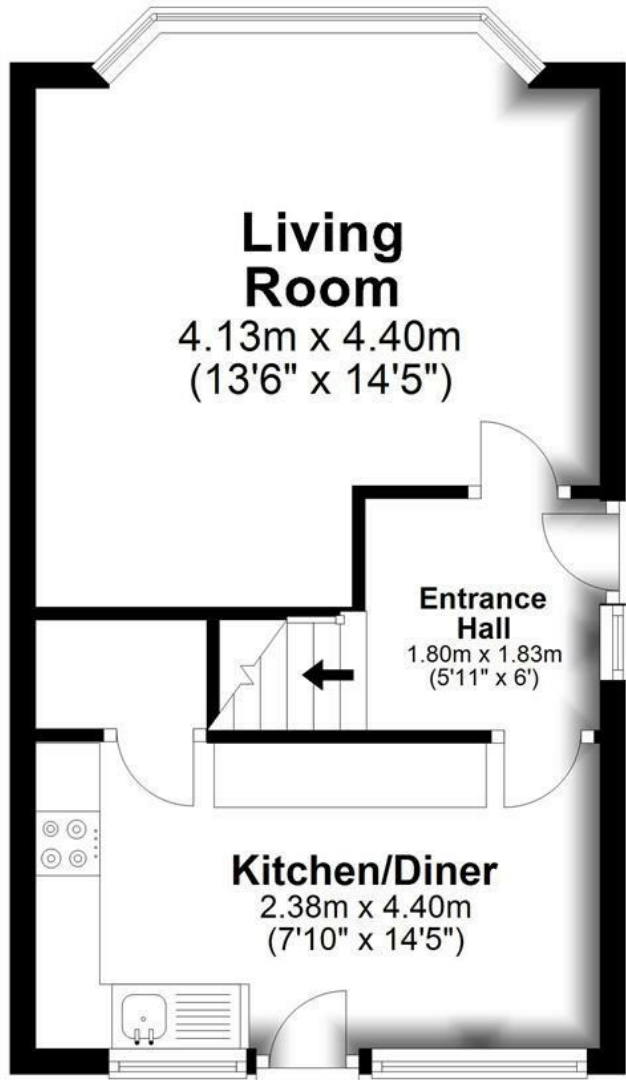






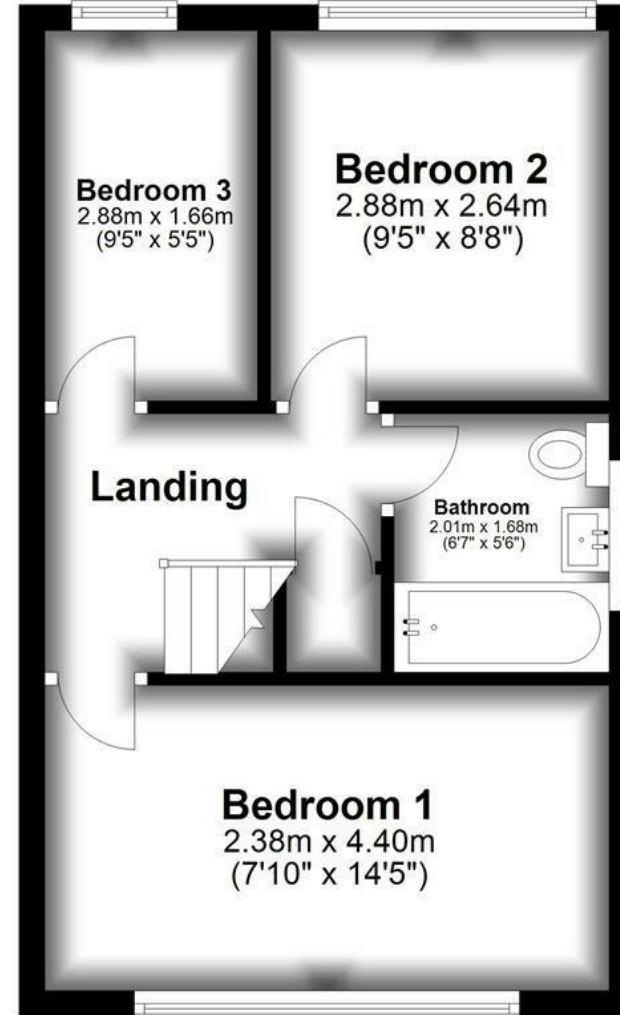
## Ground Floor

Approx. 31.9 sq. metres (343.8 sq. feet)



## First Floor

Approx. 32.8 sq. metres (353.6 sq. feet)

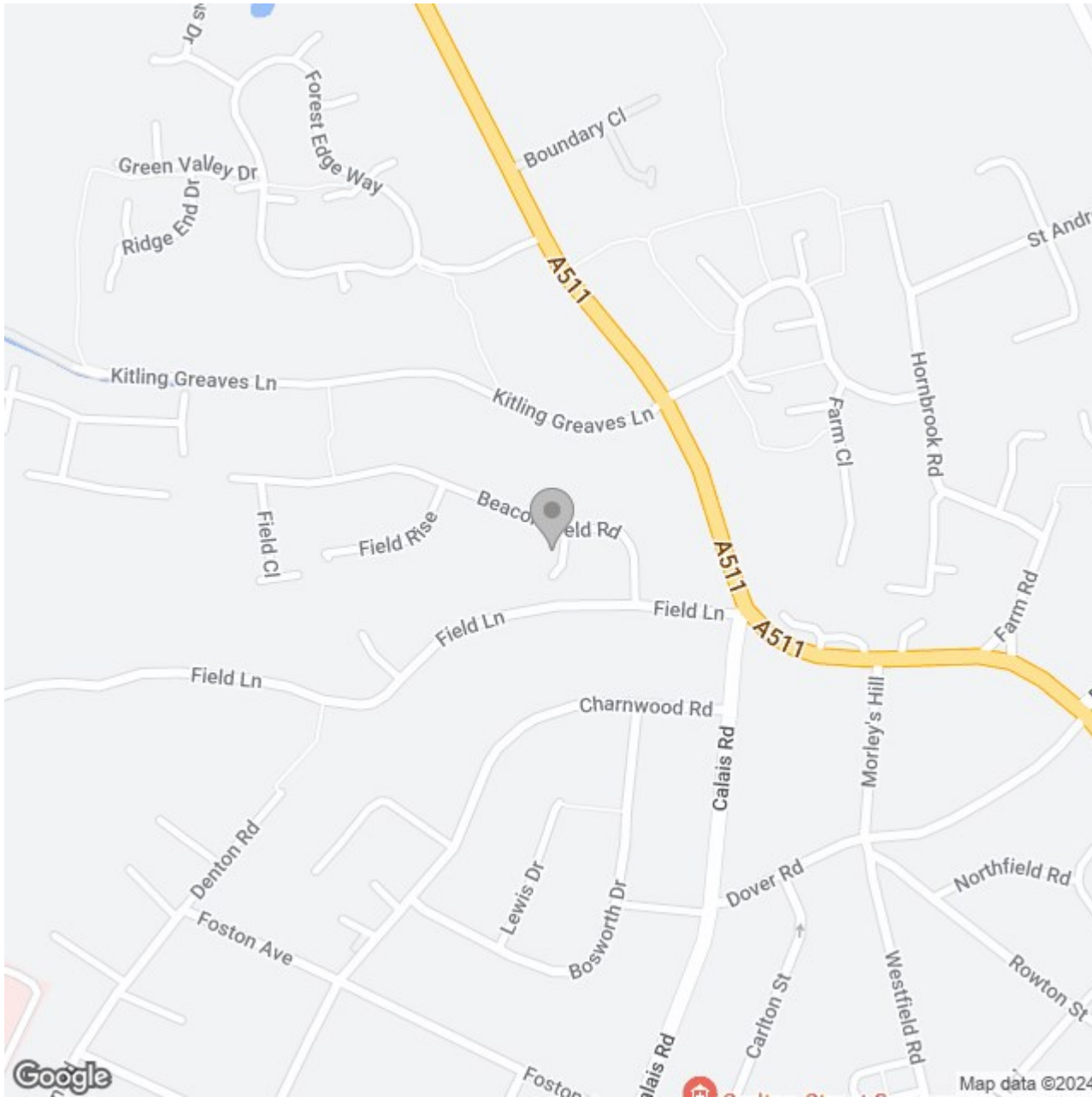


Total area: approx. 64.8 sq. metres (697.4 sq. feet)

Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon.

Burton-Uttoxeter-Ashbourne  
Plan produced using PlanUp.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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	