





Offered with no upward chain and vacant possession, this substantial three-storey property occupies a prominent and highly sought-after position on Uttoxeter High Street.

Providing generous and versatile accommodation throughout, it represents an excellent opportunity for investors or those seeking a large and adaptable home in the heart of the town.

Viewing by appointment only.



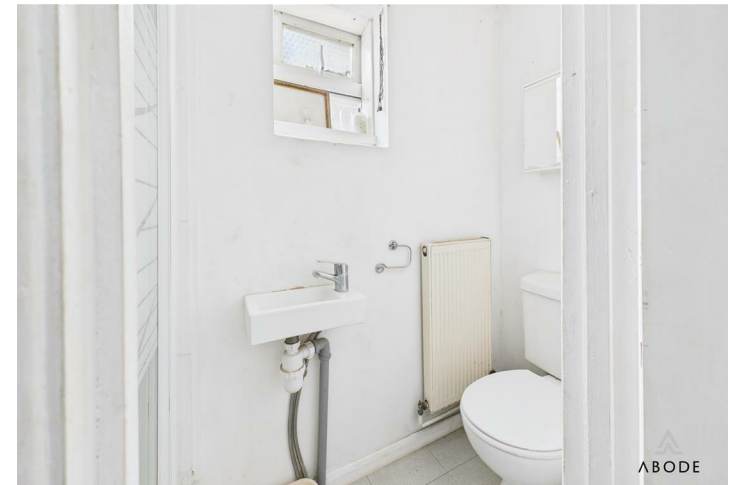
Details

Currently arranged as a licensed House of Multiple Occupation (HMO), the property features six well-proportioned bedrooms, some of which are presently occupied, generating immediate rental income. The layout lends itself perfectly to continued use as an HMO or as a buy-to-let investment, while also offering considerable scope for conversion into a spacious family residence, subject to the necessary consents. Its flexible configuration across three floors allows for a variety of potential uses to suit different needs.

To the rear of the building, there is a low-maintenance gravelled patio garden enclosed by timber fencing with concrete posts, providing a private outdoor area ideal for relaxation or entertaining. The property also benefits from on-street parking to the front and full double glazing throughout, ensuring both comfort and practicality.

Ideally situated within walking distance of Uttoxeter town centre, the property enjoys immediate access to a wide range of local shops, cafés, restaurants, and everyday amenities. Excellent transport connections by both road and rail further enhance its appeal, making this a convenient and well-connected address.

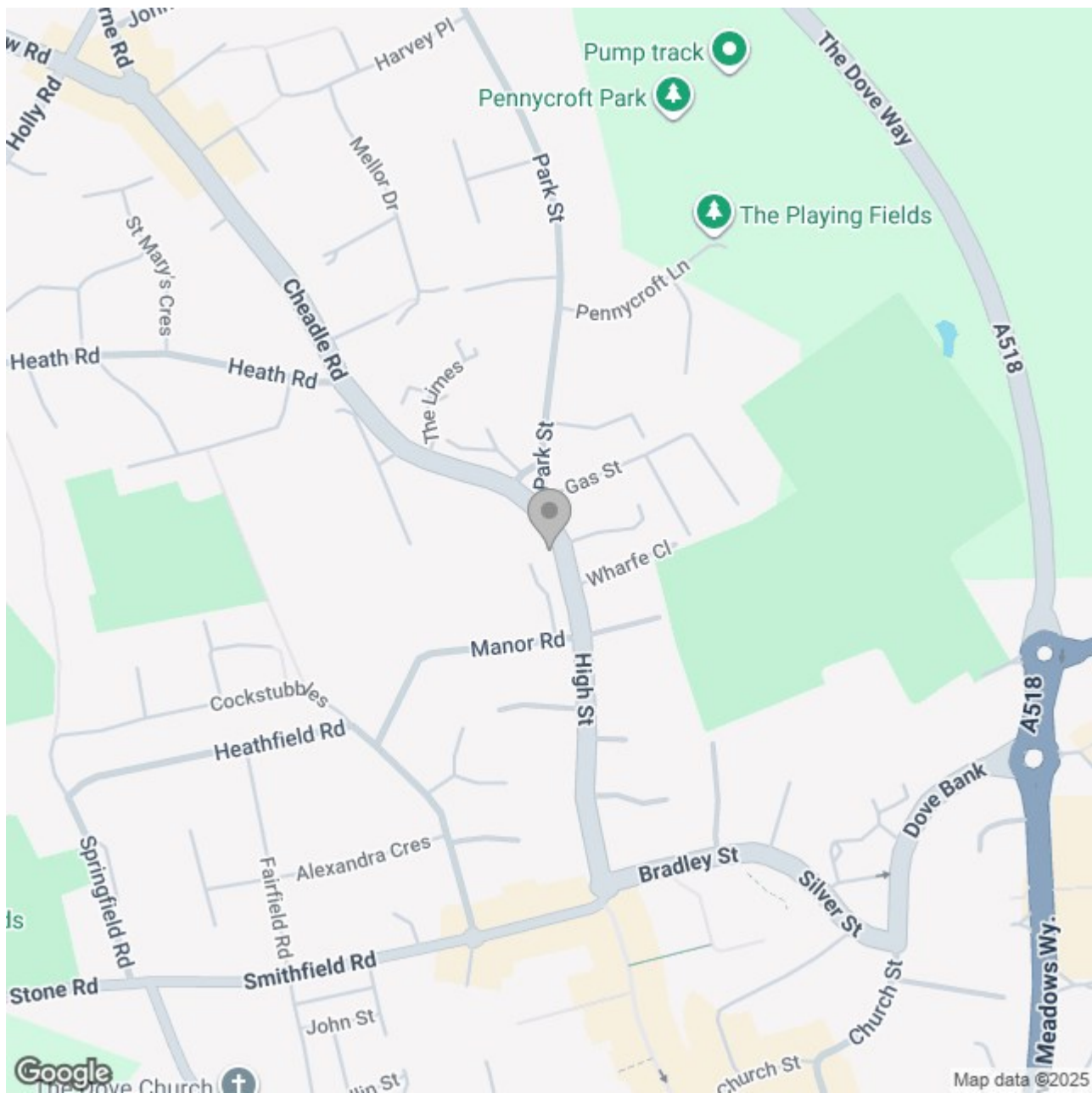
The property is offered on a freehold basis, presenting a rare opportunity to acquire a versatile and substantial building in a central and thriving location.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

