



Campion Way, Uttoxeter

3  2  1  B 

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- POPULAR LOCATION
- VIEWING ADVISED
- ENCLOSED GARDEN
- COUNCIL TAX RATING C

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- DRIVEWAY LEADING TO A GARAGE
- EPC RATING B

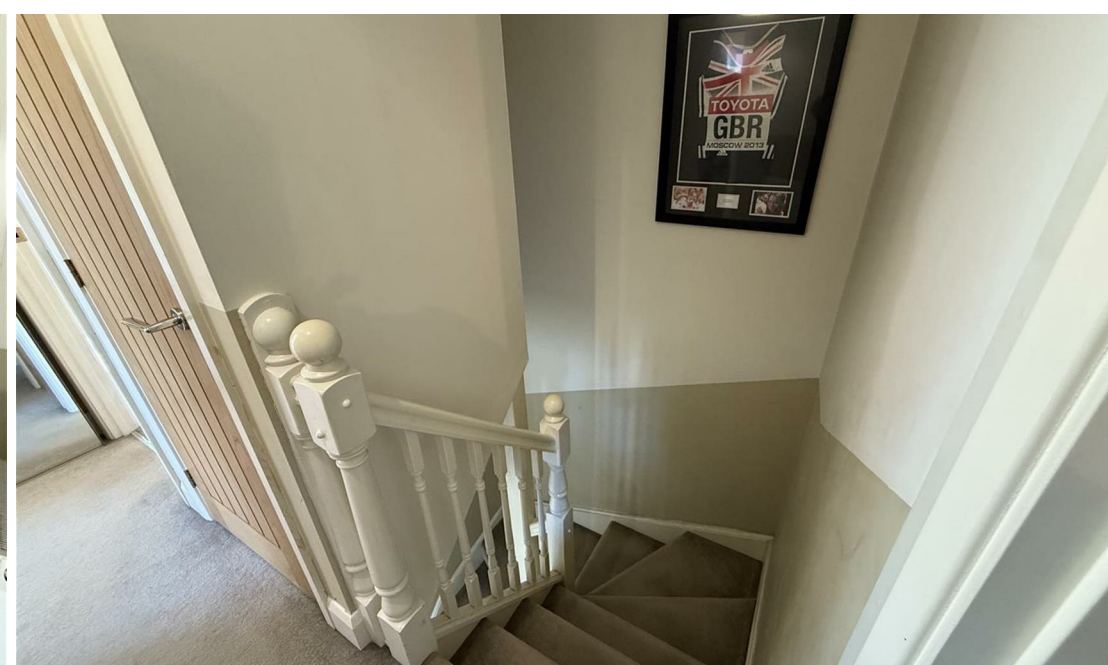
A well presented THREE bedroom semi-detached property, situated on the popular Lioncourt Homes development. Internally the property comprises hallway, downstairs WC, lounge, kitchen/diner, three bedrooms with bedroom one having an en-suite and a family bathroom. Externally the property has an enclosed garden and off road parking with a garage. an internal inspection is recommended to appreciate the property on offer.

Annual estate charges will apply for the upkeep and maintenance of general areas.



Price: £250,000







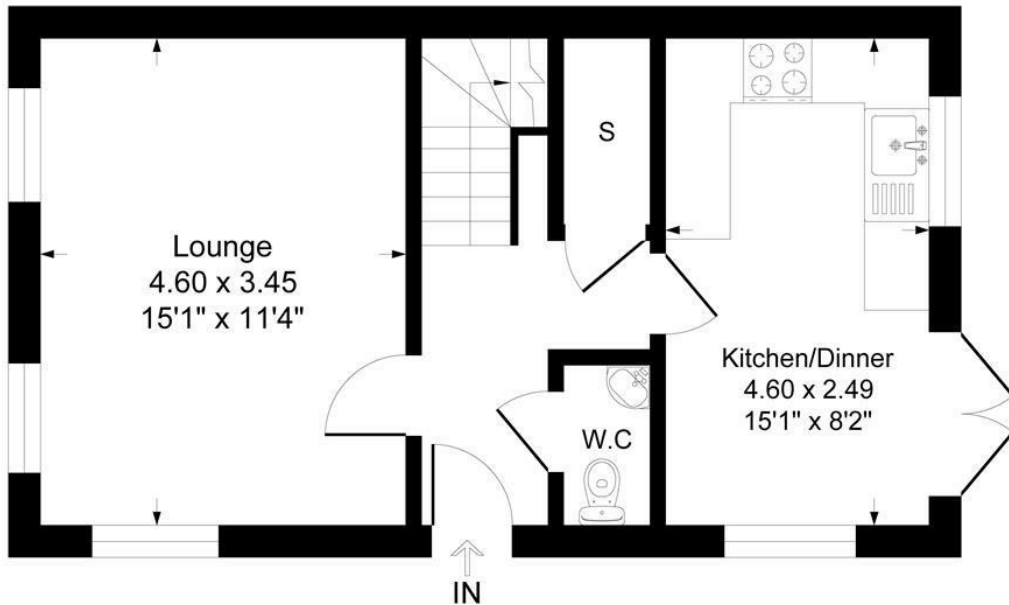
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

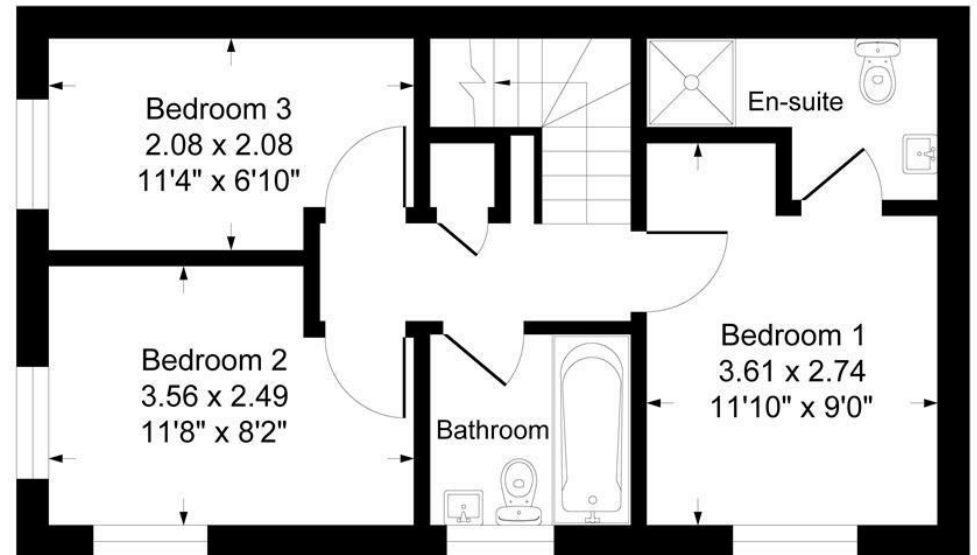


Campion Way St14 7RB

Approximate Gross Internal Floor Area = 77.3 sq m / 832 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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