

4 Kestrel Close, Uttoxeter, ST14 8TB

£895 PCM

 **ABODE**
SALES & LETTINGS





ABODE are pleased to offer for rental this three bedroom semi-detached house on the edge of the Uttoxeter town centre.

This is a great opportunity to secure a modern home in a much sought after location which offers superb local amenities including schooling, leisure activities and road links.

In brief, the accommodation provides - Kitchen/Breakfast room with a selection of wall and base units. Large living room with feature bay window.

The first floor provides three bedrooms, the master bedroom benefits from built in wardrobes. These rooms are serviced by a family bathroom with sink, low level WC and bath with shower over the top.

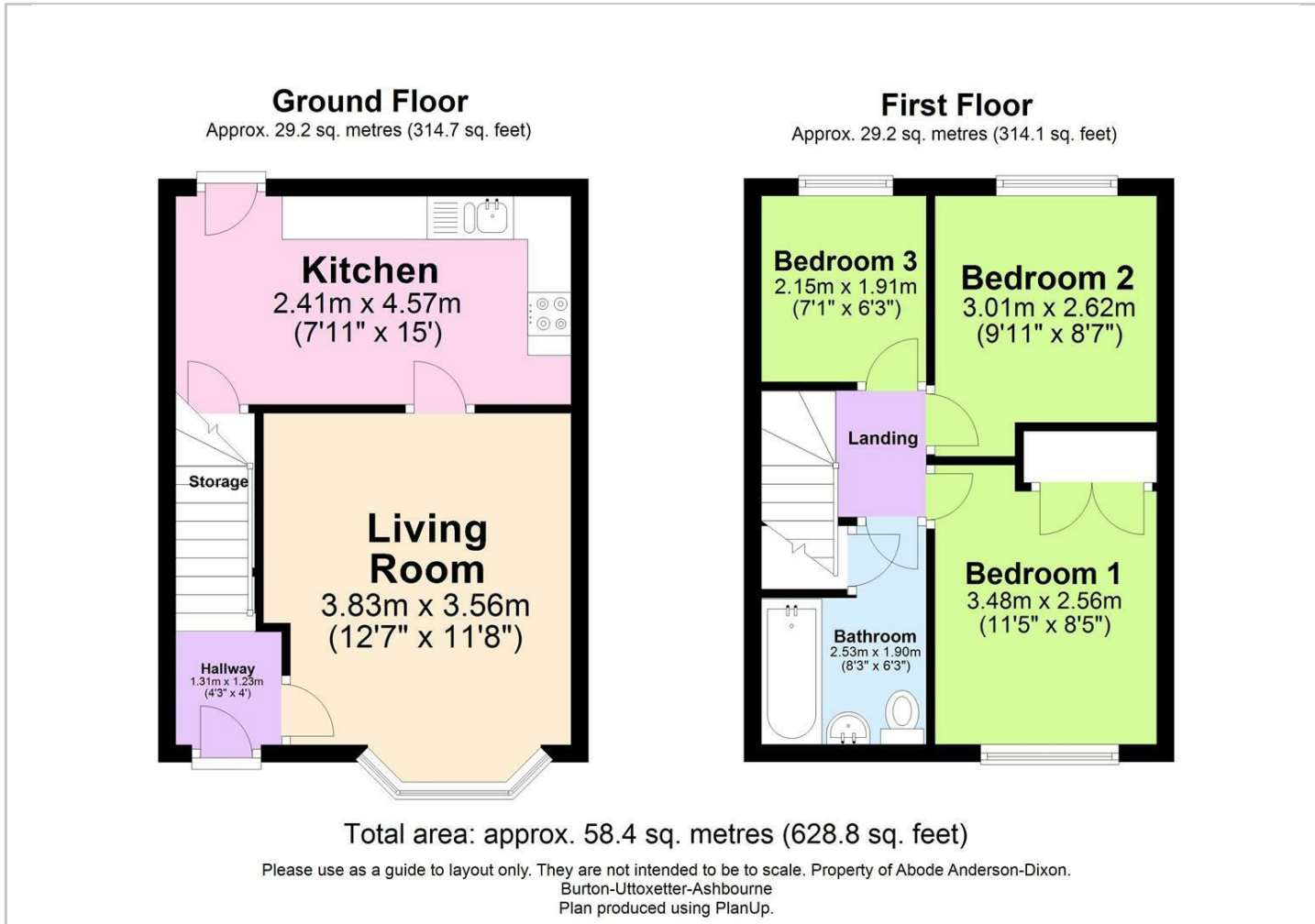
To the frontage there is a tarmac driveway for two vehicles and lawn.



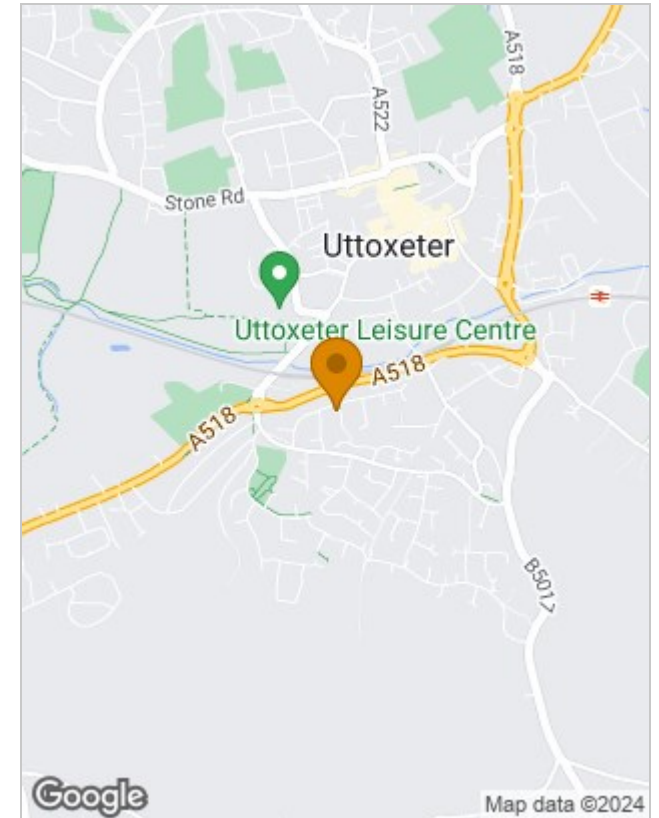




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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		

Please contact our Burton Lettings Office on 01283 845888
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.