



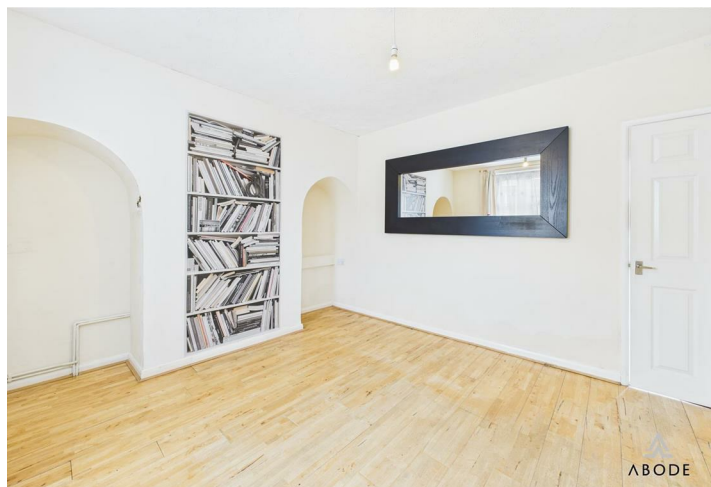


This spacious and well-maintained three-bedroom mid-terrace property is offered for sale, presenting an excellent opportunity for first-time buyers, growing families, or investors alike. Sold with no upper chain and boasting off-road parking and generous living accommodation throughout, the property combines comfort, practicality, and convenience in a sought-after location.

Upon entering, you are welcomed by a bright and inviting porch leading into a hallway leading to a spacious living room, ideal for both relaxing and entertaining. The property features a modern breakfast kitchen with ample storage and workspace, perfectly suited to everyday family living. To the rear a generously sized garden, with patios ideal for outdoor dining, children's play, or simply enjoying the warmer months. The property further benefits from open aspects and countryside views to the rear.

To the first floor are three well-proportioned bedrooms, offering flexible accommodation for families, guests, or home working, alongside a clean and functional family bathroom. The property also benefits from UPVC double glazing throughout, enhancing energy efficiency and comfort year-round.

Conveniently located close to local amenities, schools, and excellent transport links, this fantastic home offers both space and accessibility. Early viewing is highly recommended to fully appreciate all that this property has to offer.



Porch

Entered via a UPVC double glazed front entrance door with accompanying UPVC double glazed window to the front elevation. Featuring tiled flooring throughout and an internal frosted UPVC door leading to:

Hallway

With staircase rising to the first-floor landing, central heating radiator, thermostat control, and internal door leading to:

Lounge

A well-proportioned reception room with a UPVC double glazed window to the front elevation, central heating radiator, TV point, and telephone point. Internal door leading to:

Kitchen

Fitted with a range of matching wall and base units with complementary drop-edge work surfaces. Incorporating a one-and-a-half stainless steel sink and drainer with mixer tap, integrated oven and grill, electric hob with stainless steel extractor hood over, Integrated fridge, space for integrated freezer, and a breakfast bar area. A UPVC double glazed window overlooks the rear elevation, while UPVC double glazed sliding patio doors provide access to the rear garden.

Landing

With loft access via hatch and internal doors leading to:

Bedroom One

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

Bedroom Two

Featuring a UPVC double glazed window to the rear elevation, central heating radiator, and useful built-in storage cupboard.

Bedroom Three

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

Bathroom

Comprising a three-piece suite including a low-level WC, pedestal wash hand basin with mixer tap, and panelled bath with shower over. Finished with complementary tiled wall coverings and extractor fan.







AML Disclaimer - Ashbourne/Utttoxeter Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

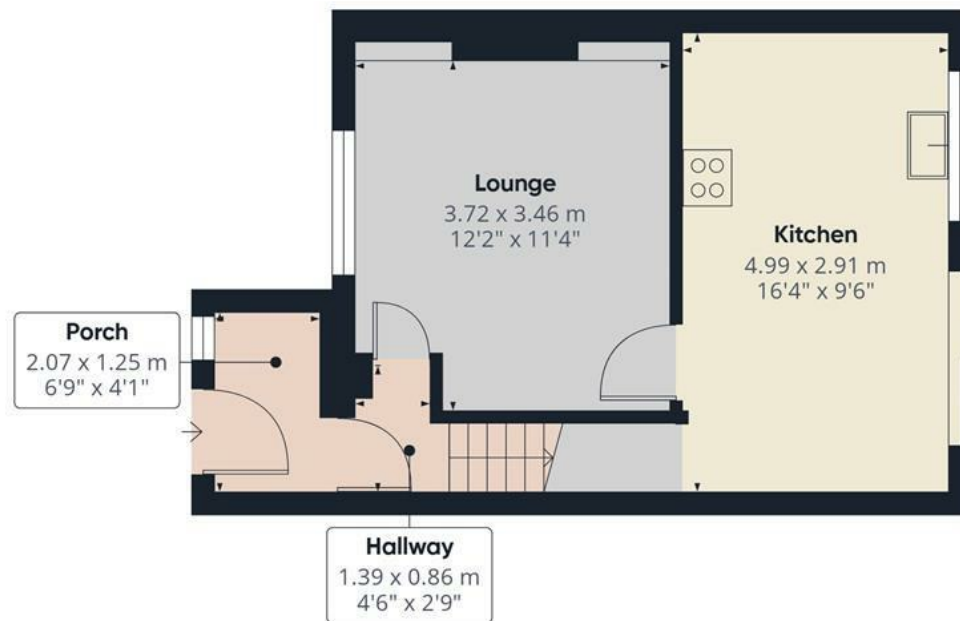
Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

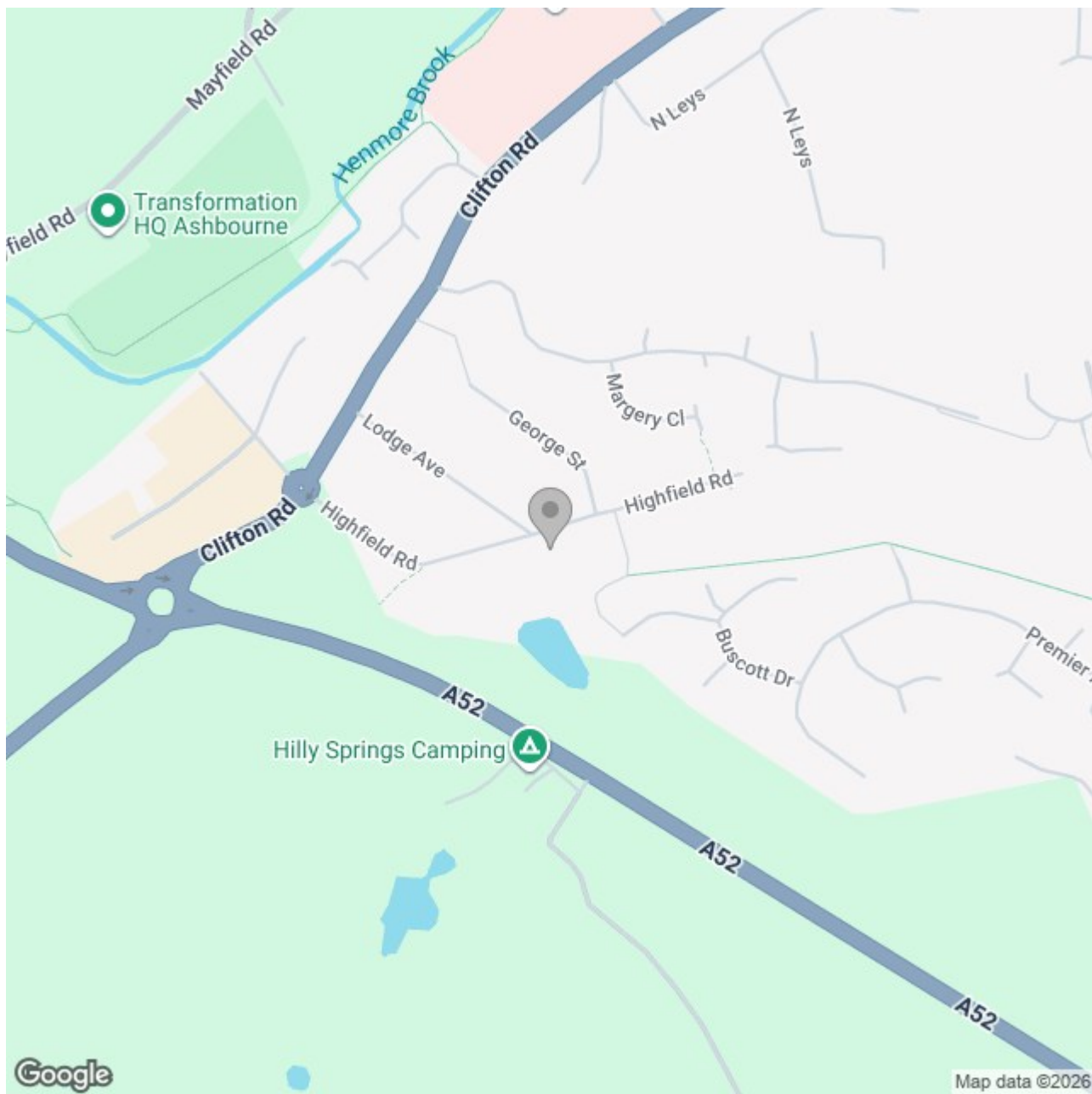
64.3 m²

691 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(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 	