



## 40 High Street Rocester, Uttoxeter, ST14 5JU

ABODE Lettings are pleased to offer this charming terraced cottage is located in the sought-after village of Rocester. The property features a lounge/dining room, a modern fitted kitchen, and a staircase leading to the first floor, where you'll find a spacious double bedroom and a contemporary bathroom suite. Conveniently located close to JCB H.Q., this home also boasts a private, enclosed rear garden of low maintenance.

Call ABODE Lettings to arrange your viewing!

£725 PCM

# 40 High Street

Rocester, Uttoxeter, ST14 5JU



- Close to JCB
- Large double size bedroom
- Council Tax - Band A
- Available NOW!
- One bed cottage
- Newly decorated throughout
- Private/enclosed rear garden
- Modern kitchen & bathroom
- Easy access to main roads inc A50
- Gas central heating

Lounge/Diner

Kitchen

Landing

Bedroom

Bathroom



Directions



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	