ABODE
SALES & LETTINGS

Short Street, Uttoxeter, Staffordshire, ST14 7LH

£119,950



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A particularly spacious first-floor apartment, considerably larger than the average, offered to the market with NO UPWARD CHAIN and VACANT POSSESSION.

Ideally situated within close proximity to Uttoxeter town centre, the property is conveniently located within walking distance of a range of local amenities.

The apartment benefits from full UPVC double glazing and gas central heating, with well-proportioned accommodation comprising an entrance porch, fitted kitchen with breakfast bar, spacious lounge, two good-sized bedrooms and a four-piece family bathroom suite.

Externally, the property further benefits from off-road parking leading to a spacious garage, providing excellent additional storage and parking facilities.

An excellent opportunity for first-time buyers, downsizers or investors alike. Early viewing is highly recommended to appreciate the size and accommodation on offer.

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Summary

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Porch

Having UPVC double-glazed windows to the rear and side elevations, a UPVC double-glazed rear entrance door, useful meter cupboard and internal door leading through to the kitchen.



Kitchen

Fitted with a range of matching wall and base units, incorporating drawers, display cabinets and a breakfast bar. The kitchen benefits from a UPVC double-glazed window to the rear elevation, together with an additional glazed unit, providing natural light. Integrated appliances include an electric hob, oven and grill, with further space and plumbing for freestanding and under-counter appliances. Additional features include a central heating radiator, ceiling spotlights and a gas-fired combination boiler. An internal door leads through to the hallway.




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Hallway

Having a smoke alarm and internal doors providing access to the principal living accommodation and bedrooms.

Lounge

A spacious and welcoming reception room featuring a UPVC double-glazed box bay window to the front elevation, allowing plenty of natural light. The room benefits from two central heating radiators, TV aerial point, telephone connection point and wall-mounted thermostat, providing a comfortable space for both relaxing and entertaining.

Bedroom One

A well-proportioned principal bedroom featuring a UPVC double-glazed window to the front elevation and central heating radiator.

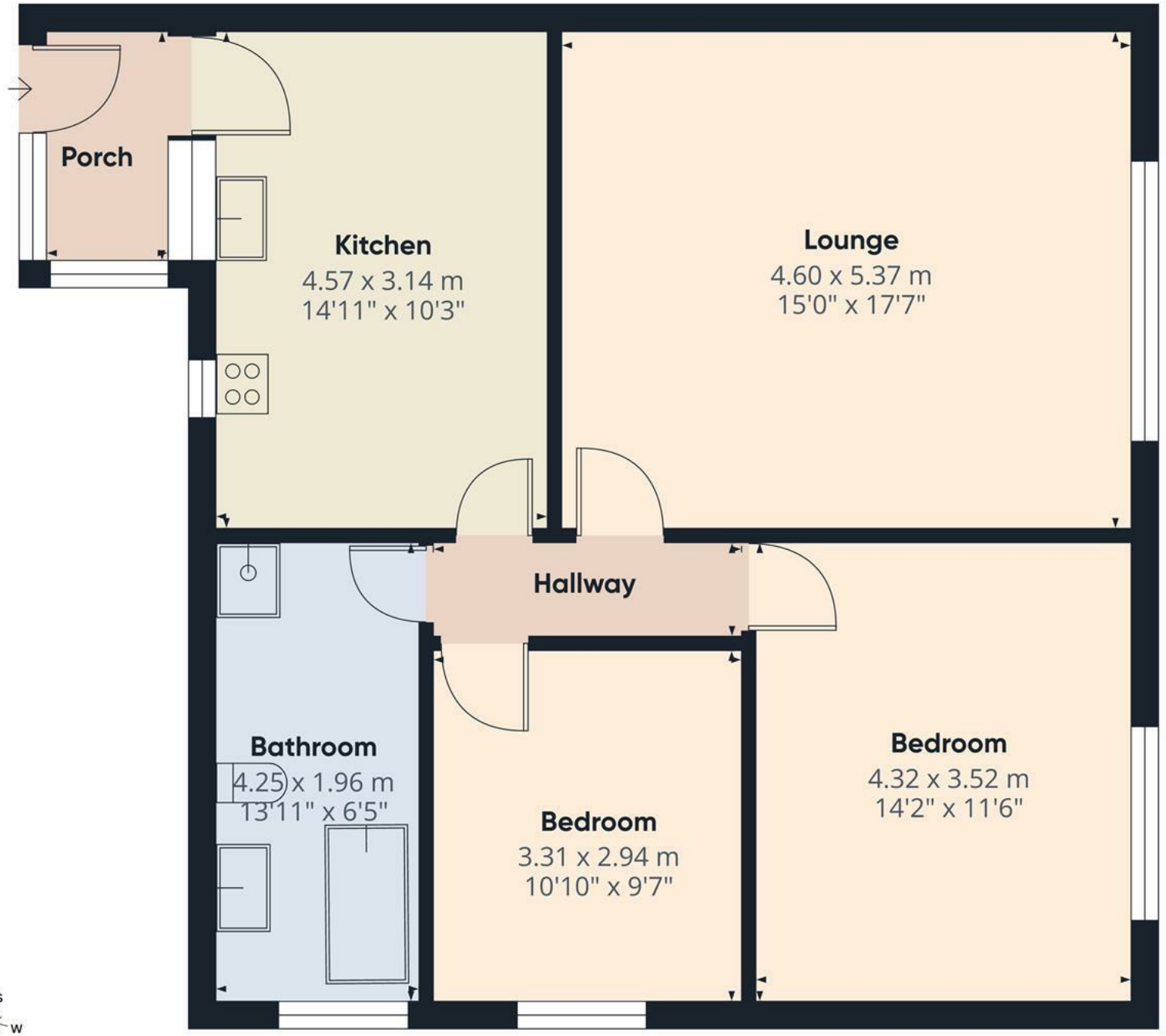
Bedroom Two

A further good-sized bedroom with a UPVC double-glazed window to the side elevation, central heating radiator, TV aerial point and telephone connection point.

Shower Room

A spacious family bathroom fitted with a four-piece suite comprising a low-level WC, panelled bath with mixer tap, wash hand basin and separate shower cubicle with electric shower. The room further benefits from a UPVC double-glazed frosted window to the side elevation, complementary wall and floor coverings, two heated towel rails, extractor fan and recessed ceiling spotlights.


NO PARKING



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Approximate total area(1)

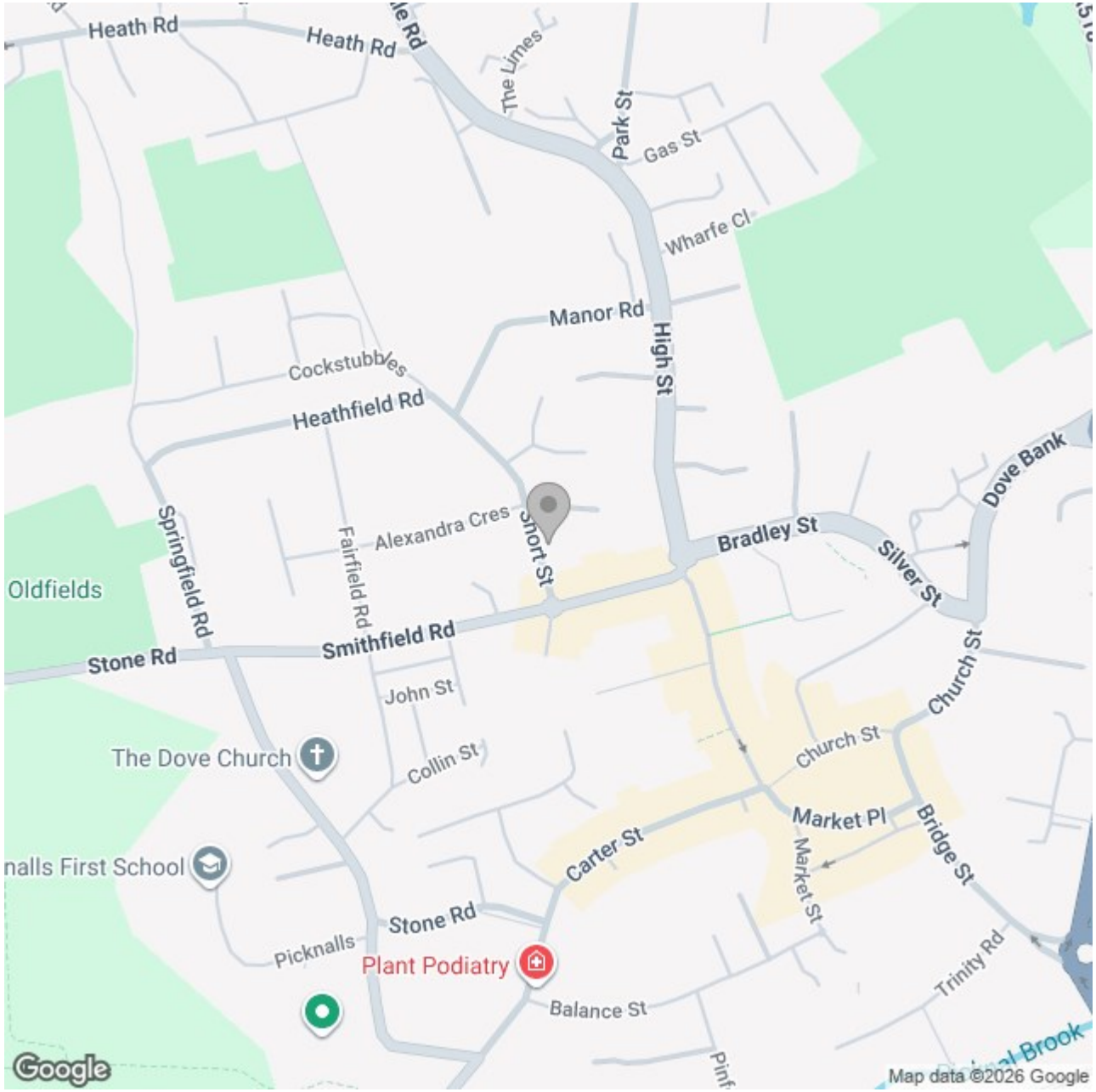
77.4 m²

833 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		
(69-80) C	69	72
(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	

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