





**\*\* NO UPWARD CHAIN\*\***

This well-presented two-bedroom semi-detached bungalow is situated in a desirable location on the edge of Uttoxeter. Offered with gas-fired central heating, UPVC double glazing this charming home is sure to attract interest. The accommodation comprises an L-shaped entrance hall with entry into a spacious lounge, a refitted kitchen, two generously sized bedrooms, and a modern bathroom. Outside, a tarmac driveway offers ample parking for multiple vehicles and leads to the well maintained gardens.

An internal inspection can be made by appointment only.



**ABODE**  
SALES & LETTINGS

## Hallway

With UPVC double glazed frosted door leading into, central heating radiator, access into loft space via loft hatch, thermostat, complementary tiling to lower wall half, smoke alarm, internal doors lead to

## Lounge/Diner

With a UPVC double glazed bay window to the front elevation, central heating radiator and TV aerial point.

## Kitchen

With a UPVC double glazed window to the front elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with wood block drop edge preparation work surfaces and tiling surrounding. Integrated appliances include a stainless steel sink and drainer with mixer tap, stainless steel extractor hood, central heating Worcester Bosch gas boiler, plumbing space for further freestanding and under counter white goods, spotlighting to ceiling, carbon monoxide detector and smoke alarm.

## Bedroom One

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

## Bedroom Two

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

## Bathroom

With a UPVC double glazed frosted glass



window to the side elevation with built-in blinds, the refitted bathroom features a three-piece suite comprising of low-level WC with continental flush, wash hand basin with chrome mixer tap, bath unit with glass screen and electric shower over and PVC panelling to wall coverings, chrome heated towel radiator and extractor fan.



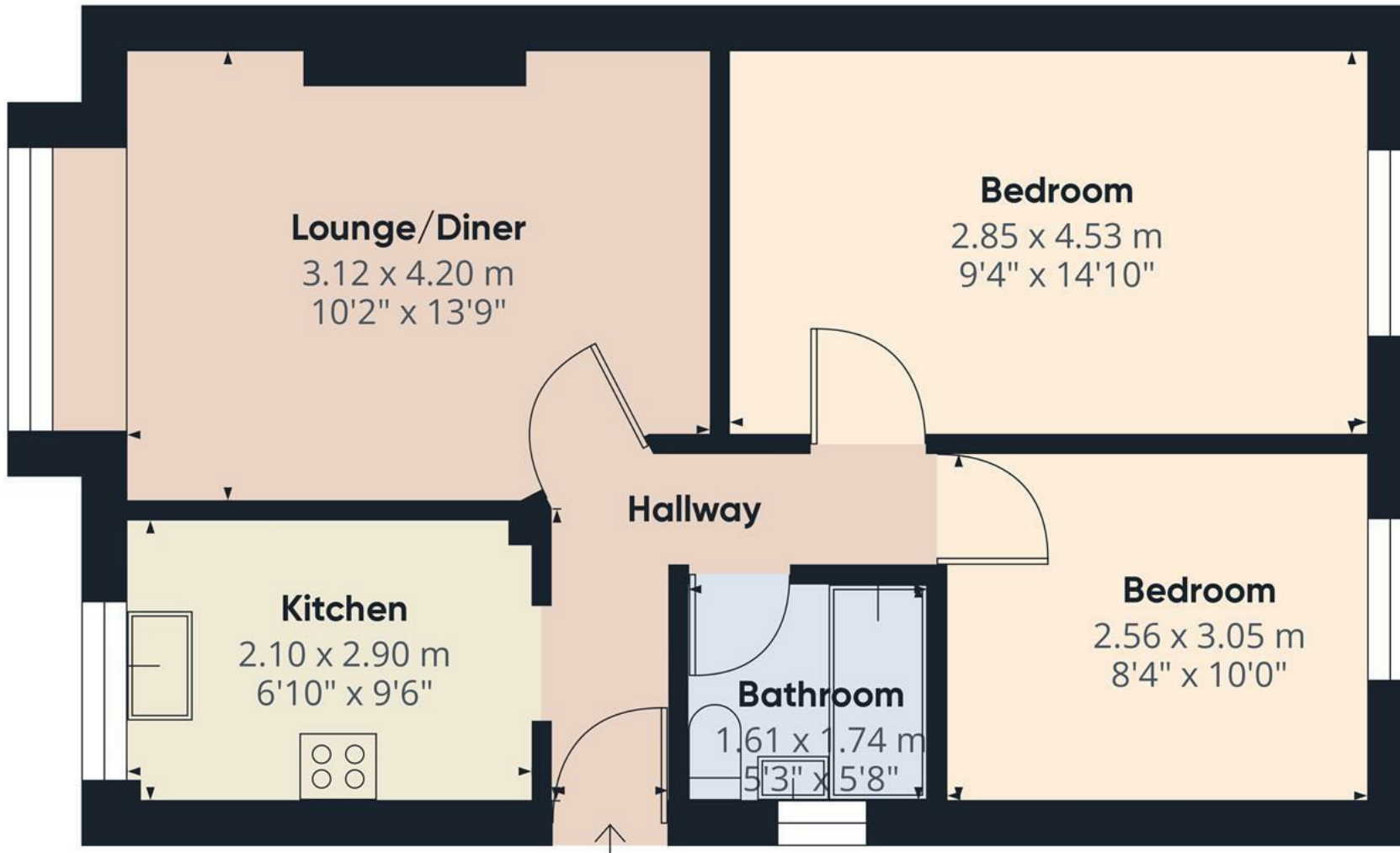












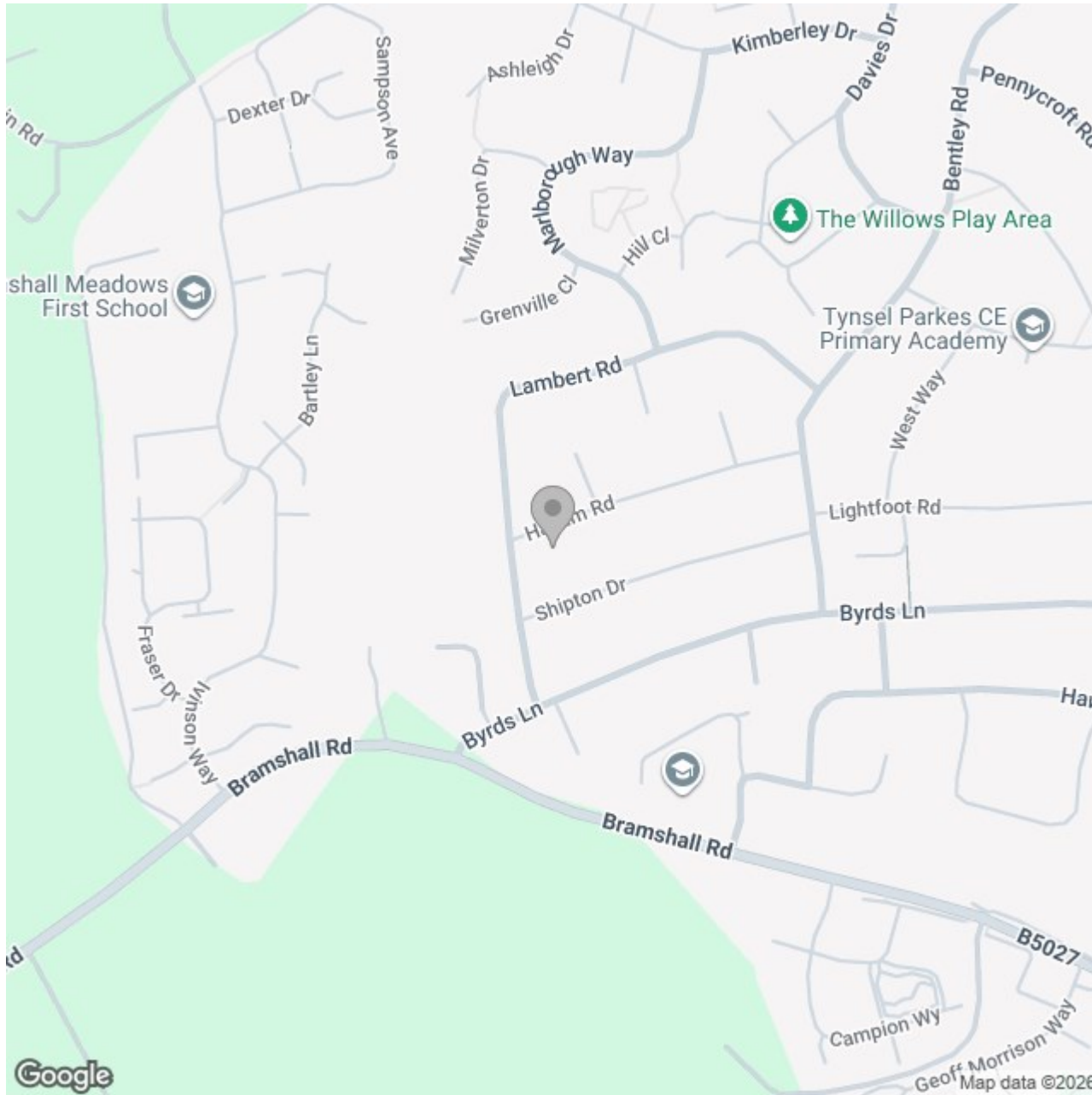
Approximate total area<sup>(1)</sup>  
47.13 m<sup>2</sup>  
507.3 ft<sup>2</sup>

(1) Excluding balconies and terraces.


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>88</b>   |
| (69-80) <b>C</b>                            | <b>71</b>                  |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |