



Derby Road
Uttoxeter, ST14 8EA

Guide Price £200,000

GAO
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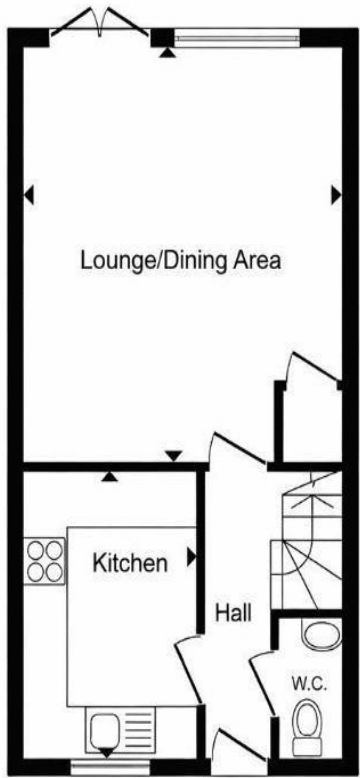


MAIN FEATURES:

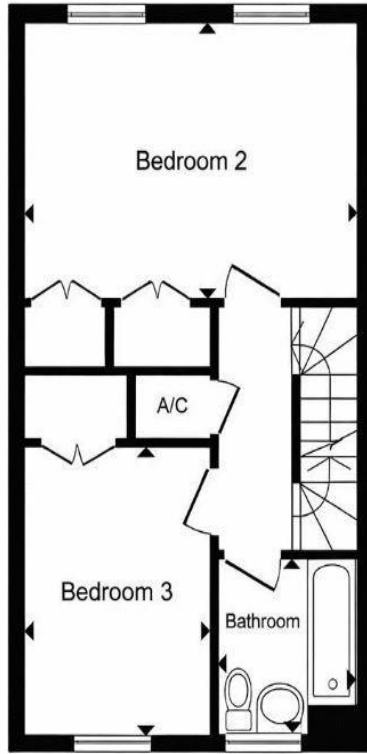
- Well Presented Mid Terrace Town House Benefitting from No Onward Chain!
- Fitted Kitchen
- Good Size Lounge/Diner
- Master Bedroom with Modern En-suite & Dressing Room
- Two Further Bedrooms
- Family Bathroom/WC
- Good Size Rear Garden

Located on Derby Road in the popular market town of Uttoxeter, this well-presented mid-terrace townhouse offers spacious and versatile accommodation arranged over three floors, making it an ideal home for families, first-time buyers or professionals. The ground floor features a fitted kitchen and a bright lounge/diner, providing a comfortable space for both relaxing and entertaining. From the lounge, there is direct access to the rear garden, allowing for easy indoor-outdoor living. On the first floor, the property offers two well-proportioned bedrooms along with a family bathroom. The top floor is dedicated to an impressive master suite, complete with a modern en-suite shower room and a dressing room, creating a private and stylish retreat. Externally, the home benefits from a good-sized, low-maintenance rear garden with a decking area, perfect for outdoor dining or enjoying warmer months. To the rear of the property there is also the added advantage of off-road parking for two vehicles.

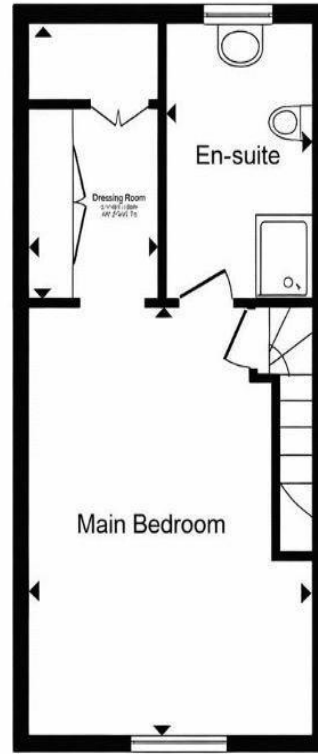
Uttoxeter is a thriving town with a strong sense of community and a range of shops, cafés, schools and leisure facilities nearby. The area also offers excellent transport links, including Uttoxeter railway station and convenient road access to the A50, making commuting to Derby, Stoke-on-Trent and the wider Midlands straightforward.



Ground Floor



First Floor



Second Floor

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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