





TWO BEDROOM END TOWNHOUSE – OFF ROAD
PARKING – NO UPWARD CHAIN – IDEAL FIRST
TIME BUY OR INVESTMENT

Offered for sale with no upward chain, this well-presented two-bedroom end-terrace townhouse is ideally located in the popular market town of Uttoxeter. The property enjoys a convenient position close to a wide range of local amenities including well-regarded schools, leisure and sports facilities, shops, bars, and restaurants. Excellent transport links are also nearby, with easy access to the A50 providing routes to the M1 and M6 motorways, as well as Uttoxeter railway station.

An internal viewing is highly recommended to fully appreciate the accommodation on offer, which briefly comprises a guest cloakroom, lounge, kitchen diner, two bedrooms, and a family bathroom.

Externally, the property benefits from an enclosed rear garden and an allocated parking space located in a nearby car park behind the property.

Estate charges apply.



Hallway

Entrance hallway accessed via a composite front door.

W.C.

Fitted with a low-level WC and pedestal wash hand basin with tiled splashback, along with an extractor fan.

Lounge

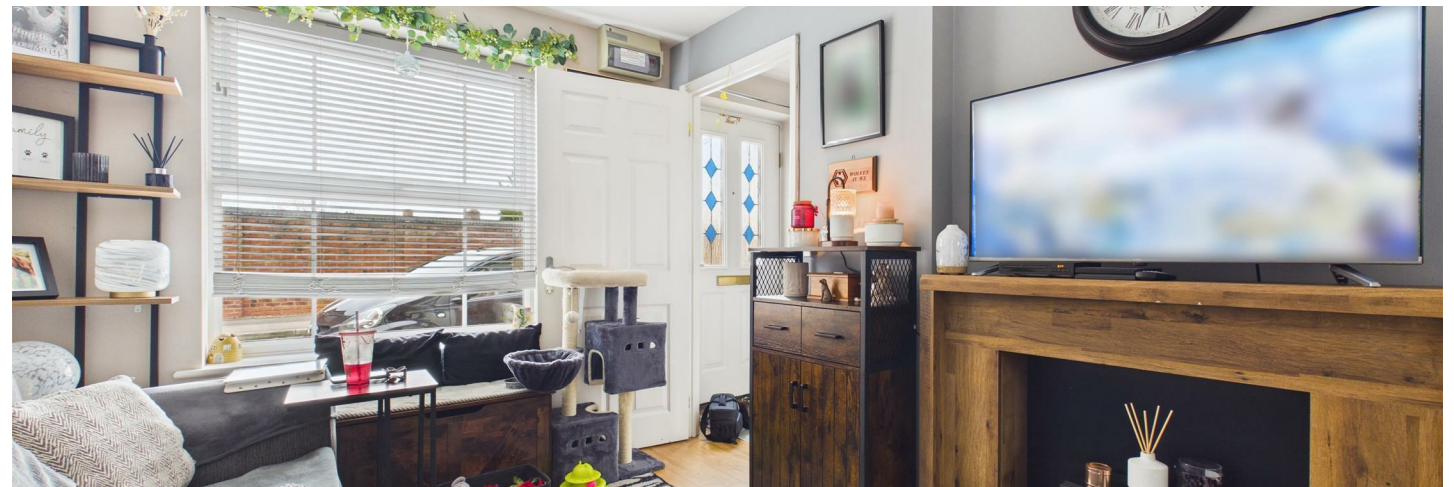
Having dual aspect views to front and side elevations with two UPVC double glazed windows, staircase rising to the first floor landing, central heating radiator and an internal door leading to:

Kitchen

With a UPVC double-glazed window and a timber double-glazed window to the rear elevation. The room features a range of matching base and eye-level cupboards and drawers with work surfaces over. Integrated appliances include a four-ring gas hob with extractor hood above, oven and grill, and a 1½ bowl stainless steel sink with drainer and mixer tap. There is space for additional freestanding and under-counter white goods. The central heating combination gas boiler is also housed within the kitchen.

Landing

With access to the loft via a hatch, smoke alarm, central heating radiator, and internal doors leading to the bedrooms and bathroom.





Bedroom One

With two UPVC double-glazed windows to the rear elevation, central heating radiator, and two double built-in wardrobes with hanging rails and shelving. There is also a useful built-in storage cupboard located over the stairs.

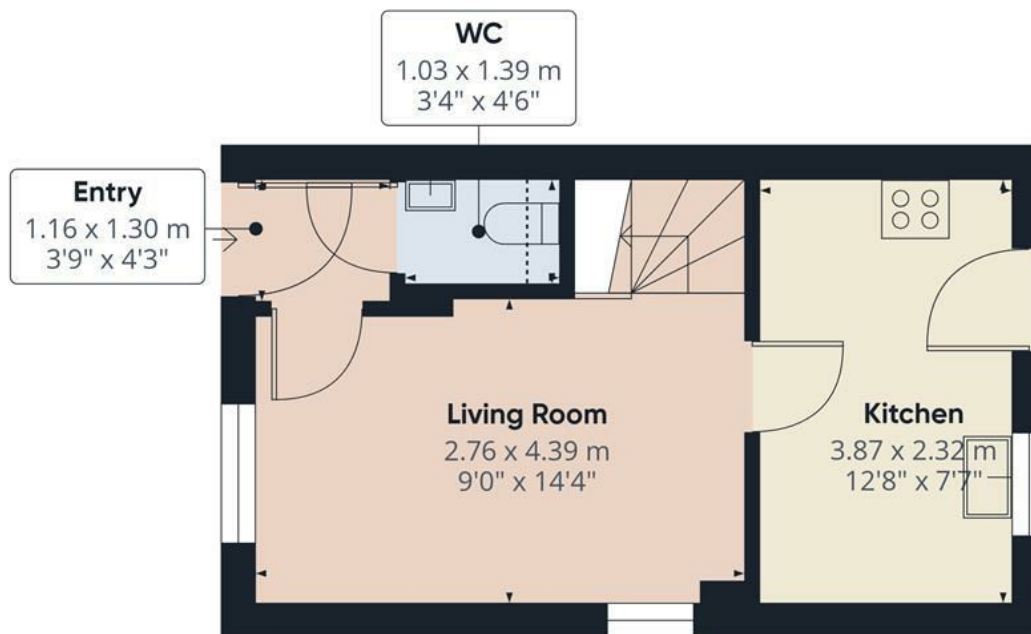
Bedroom Two

With two UPVC double-glazed windows to the front elevation and a central heating radiator.

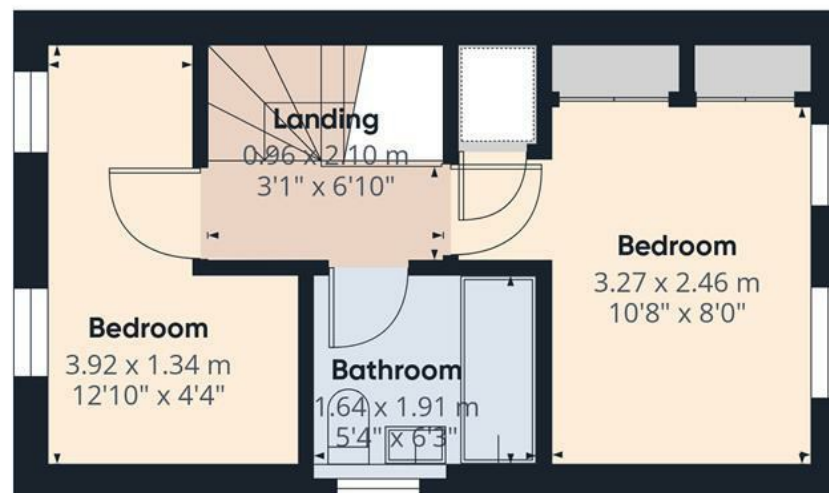
Bathroom

With a UPVC double-glazed frosted window to the side elevation. The bathroom is fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin with mixer tap, and bath with shower over. Additional features include a central heating radiator and extractor fan.





Floor 0



Floor 1

Approximate total area⁽¹⁾

48.4 m²

521 ft²

Reduced headroom

0.3 m²

3 ft²

(1) Excluding balconies and terraces

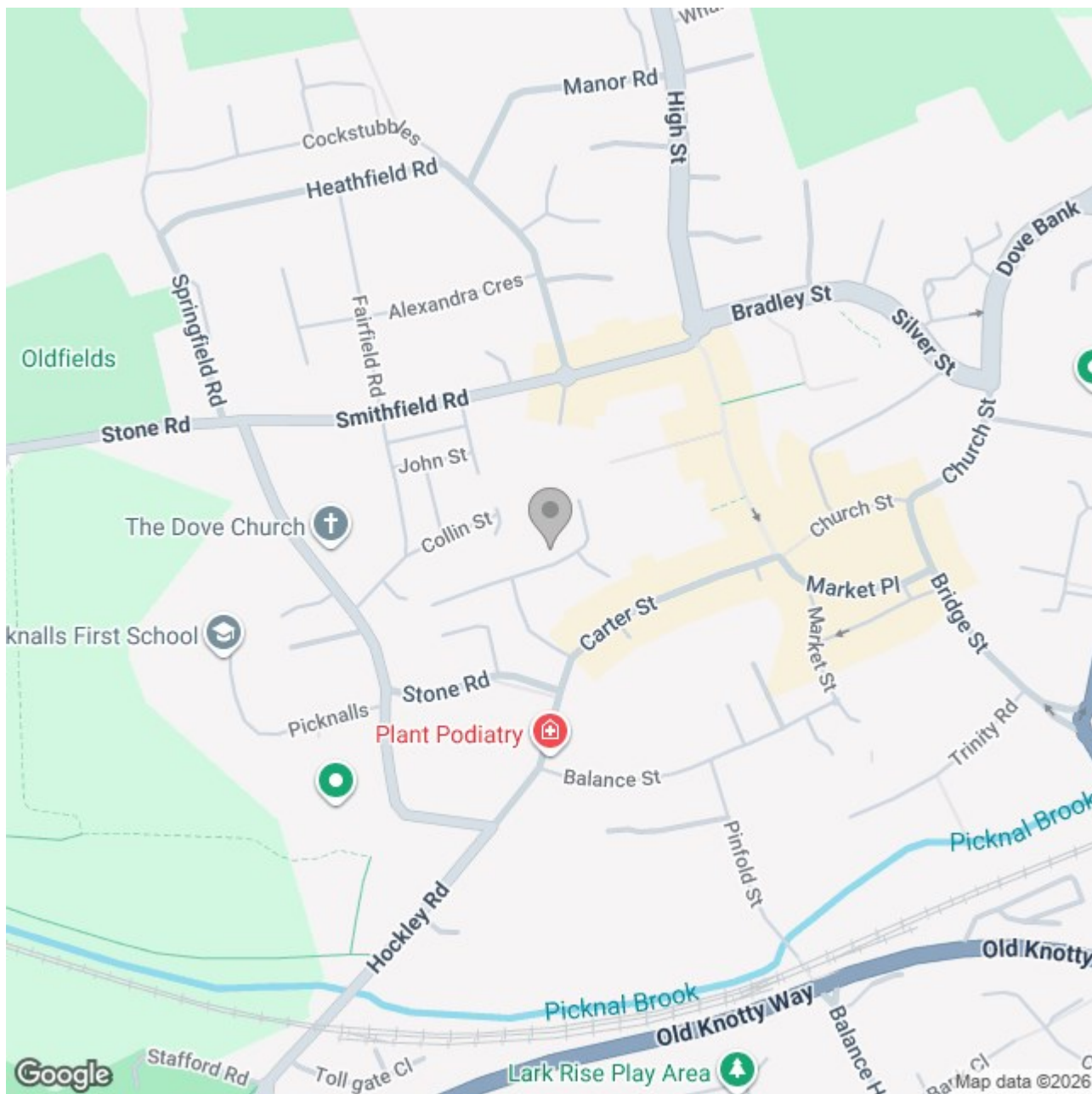
Reduced headroom

Below 1.5 m/5 ft

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		92
(81-91) B		
(69-80) C	75	
(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 	