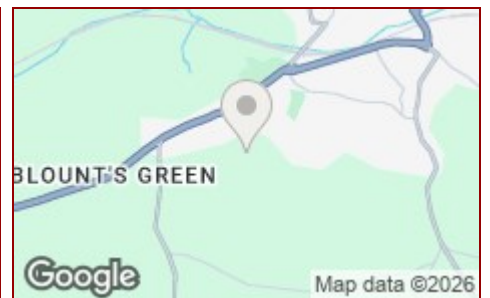


£1,500 PCM

Jayman
www.jayman.co.uk

Lettings & Property Management



Bromley Road, Uttoxeter, ST14 8WP

£1,500 PCM

- Modern detached property
- Guest wc
- En-suite
- Good sized garden
- Garage
- Open plan kitchen/diner
- Three bedrooms
- Family bathroom
- Parking for multiple cars
- EPC B Council Tax D



Hallway

With under-stairs storage and doors leading to;

Living Room 10'2" x 16'0"

Good sized living room with windows to fore and side.

Guest Wc

With wc & hand basin.

Kitchen/Diner 10'4" x 16'0"

Fitted kitchen with built-in cooker, electric hob & extractor above. With fridge/freezer, integral washing machine & dishwasher. Patio doors leading to garden.

Stairs leading to;

Bedroom 1 9'9" x 10'0"

With built in wardrobes and windows to fore & side.

En-suite

Double walk in shower, hand basin & wc.

Main Bathroom

With bath, wc, wash basin & window to rear

Bedroom 2 8'6" x 12'1"

With storage cupboard & built-in wardrobes.

Bedroom 3 6'9" x 7'3"

With window to rear.

Garage

Outside

Driveway for 2 vehicles.

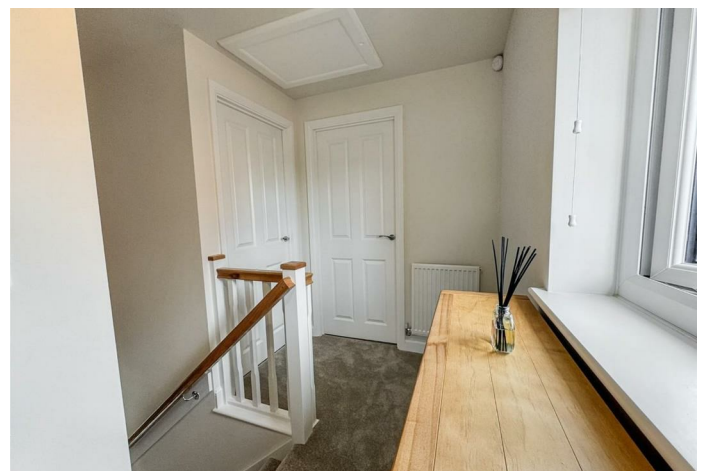
Private garden.

Uttoxeter

Uttoxeter is a charming market town in East Staffordshire, known for its rich history, welcoming community, and excellent transport links. Surrounded by beautiful countryside, the town offers a perfect blend of rural tranquility and modern amenities. It is home to a range of local shops, cafes, and supermarkets, as well as highly regarded schools and leisure facilities. Uttoxeter is perhaps best known for its racecourse, which hosts events throughout the year, adding to the town's lively atmosphere. With easy access to the A50, connecting to Stoke-on-Trent and Derby, and close proximity to the stunning Peak District National Park, Uttoxeter is an ideal location for commuters, families, and outdoor enthusiasts alike.

Are you a landlord with property to rent?

REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 417 559 for a free mortgage quote including some deals only available through our network. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the tenant's opinion may differ. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 417 559 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		91	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			