



Cobblers Cottage 19 High Street, Ipstones, Stoke-On-Trent, Offers In Excess Of £300,000

- 3 bedroom cottage
- Low maintenance rear garden
- Council tax band C
- Large garage with boarded loft space above
- Large, newly fitted kitchen diner
- NO CHAIN!
- off road parking for 2 vehicles
- Sun room



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Derby Street, Leek, offices proceed out of the town on the A523 Ashbourne Road. Follow this road for approximately 4 miles passing through the village of Bradnop, and upon entering the village of Bottomhouse, at the crossroads turn right into the B5053 signposted Ipstones. Follow this road for approximately 2 miles into the village of Ipstones, where the property is situated on the right hand side, identifiable by Whittaker & Biggs 'For Sale' board.

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	