



3, Greenside, Yarnfield, Stone, ST15 0NA



£195,000

A well presented mature mid-terrace family home located in the centre of Yarnfield village. Offering comfortable accommodation comprising; entrance porch, reception hallway, guest cloakroom, spacious living room diner, fitted kitchen, two double and one single bedrooms, plus shower room. Benefitting from off road parking before a single attached garage, Upvc double glazed windows and doors, low maintenance gardens to both front and rear. A lovely property in a convenient location within easy walking distance of the local shop, play park, village first school and commuter routes.
NO UPWARD CHAIN - Early viewing essential.





Entrance Porch

With Upvc double glazed front door and two windows to the side and front aspects, quarry tile floor, power sockets, lighting and further glazed door opening to the hallway.

Hallway

With cloaks cupboard, second cupboard housing a Hi-Spec J32 gas warm air central heating boiler, carpet, and access to the living room diner, fitted kitchen, guest cloakroom and first floor stairs. Note that the heating system is maintained under a long standing British Gas contract.

Living Room Diner

A spacious reception room offering three Upvc double glazed windows to the front and rear elevations, feature fireplace, ceiling coving, carpet and TV connection.

Kitchen

Fitted with a range of wall and floor units, block oak effect work surfaces with inset stainless steel sink and drainer with chrome taps. Fully tiled walls and floor, extractor fan, larder cupboard and Upvc double glazed door and window opening to the rear garden.

With spaces for a free standing gas cooker, American style fridge freezer. Plumbing for both a washing machine and dishwasher.

Guest Cloakroom

Fitted with a white suite comprising: low level push button WC and wall mounted corner wash hand basin with chrome taps. Fully tiled walls, Upvc obscure double glazed window to the front elevation and planked oak effect vinyl flooring.

First Floor

Stairs & Landing

With two Upvc double glazed windows to the front aspect, carpet throughout, storage cupboard and airing cupboard housing the hot water cylinder.

Bedroom One

Offering an extensive range of fitted bedroom furniture, ceiling coving, TV connection, carpet and Upvc double glazed window overlooking the rear garden.

Bedroom Two

A second double bedroom with Upvc double glazed window to the rear of the property, built-in wardrobe, ceiling coving and carpet.

Bedroom Three

With Upvc double glazed window to the front aspect, ceiling coving, two storage cupboards and carpet.

Shower Room

Fitted with a white suite comprising: low level push button WC, shower enclosure with an electric shower system, pedestal wash hand basin with chrome taps. Upvc obscure double glazed window to the front aspect, ceiling coving, fully tiled walls, heated towel rail, vinyl flooring and loft access.

Outside

The property is approached via a tarmac driveway providing off road parking before an attached single garage. The garage has a steel up & over door, power and lighting.

Front

The front garden offers a paved frontage with borders, timber fence panelling and wooden access gate.

Rear

The good size enclosed rear garden has a paved patio and courtyard area with shed, flower beds and rear access gate.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

No upward chain.

Council Tax Band B

Services

Mains gas, water, electricity and drainage.

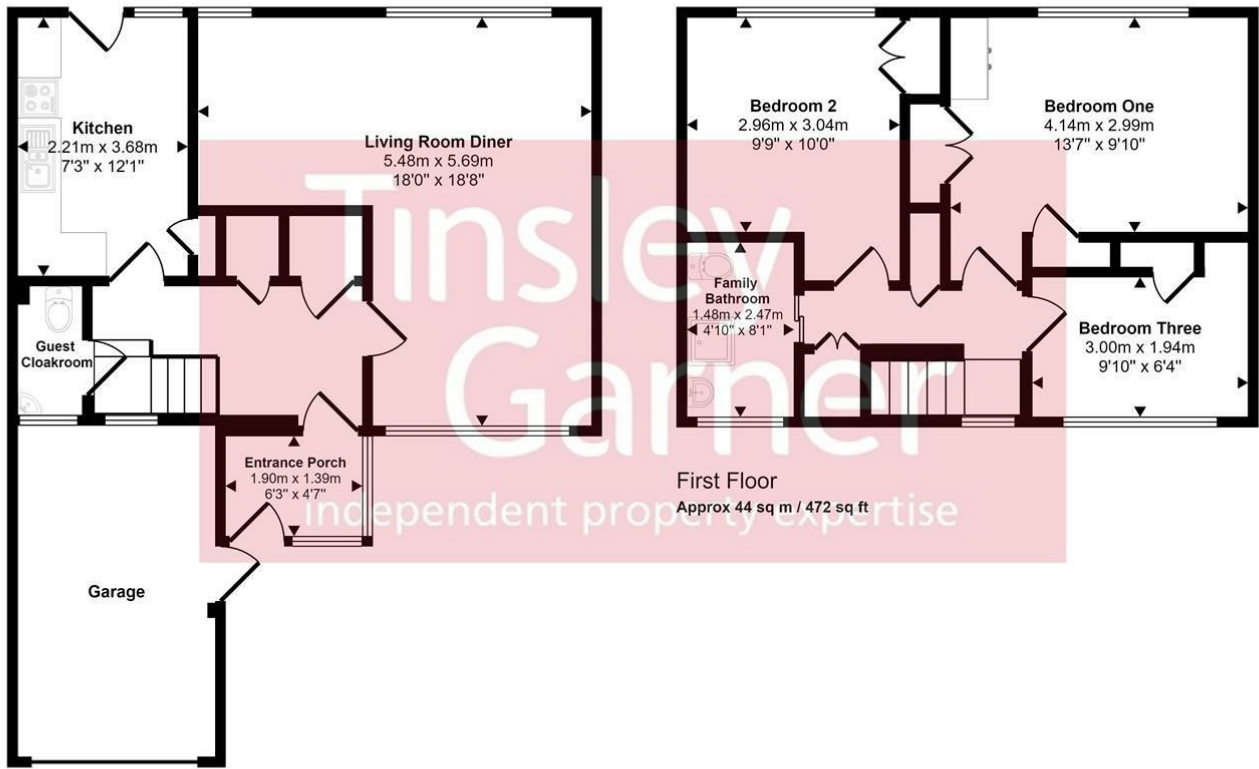
Gas warm air central heating

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
105 sq m / 1127 sq ft



Ground Floor
Approx 61 sq m / 655 sq ft

First Floor
Approx 44 sq m / 472 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		65	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	