



37, Victor Street, Stone, ST15 8HH



£140,000

REDUCED PRICE - MOTIVATED VENDOR - NO UPWARD CHAIN

A traditional Victorian mid-terrace in a super location within strolling distance of Stone town centre, the railway station and Stonefield Park. The property is in need of modernisation but offers good size accommodation including; entrance hall, living room, dining room, kitchen with walk-in larder, two double bedrooms and a first floor family bathroom. Benefitting from gas central heating, Upvc double glazed windows and a south west facing rear courtyard and garden area. A lovely property with lots of potential.



01785 811 800

<https://www.tgprop.co.uk>



Entrance Hall

A panelled hardwood front door with window light above opens to the hallway. With ornate period plastered archway and ceiling coving, radiator, access to the living room and dining room.

Living Room

Offering a Upvc double glazed window to the front elevation, ornate ceiling coving, two wall lights and radiator.

Dining Room

A spacious second reception room with Upvc double glazed window overlooking the rear courtyard, radiator, doorways to the kitchen and the first floor stairs.

Kitchen

Fitted with a range of white finish wall and floor units, marble effect work surfaces, stainless steel sink and drainer with chrome taps. walk-in larder with window, fully tiled walls and floor, radiator, plumbing for a washing machine, Upvc double glazed window and external door to the rear courtyard and garden.

First Floor

Stairs & Landing

With loft access, doorways to both bedrooms and the family bathroom.

Bedroom One

Offering a Upvc double glazed window to the front of the property, radiator and storage cupboard.

Bedroom Two

A second double bedroom with radiator and Upvc double glazed window to the rear aspect.

Family Bathroom

Fitted with a suite comprising: pedestal wash hand basin with chrome taps, WC, standard bath and panel with chrome taps. Upvc obscure double glazed window to the rear elevation, part tiled walls and airing cupboard housing the hot water storage cylinder.

Outside

To the rear of the property is a south west facing courtyard and garden area with mature shrubs, timber fence panelling, small shed, external separate WC, and brick built store housing the wall mounted Alpha CD13R gas central heating boiler.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band B

No Upward Chain

Services

Mains gas, water, electricity and drainage.

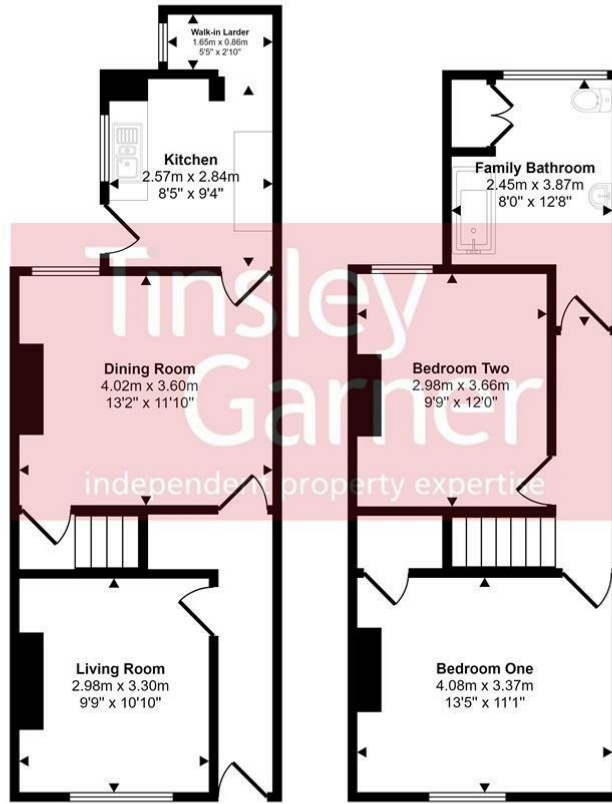
Gas central heating.

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
81 sq m / 875 sq ft



Ground Floor
Approx 41 sq m / 444 sq ft

First Floor
Approx 40 sq m / 431 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	79
England & Wales		EU Directive 2002/91/EC	

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