



8, Hume Chase, Stone, ST15 0FZ



£215,000

A modern immaculately presented end-terrace property set in a quiet position within a popular and sought after development on the outskirts of Stone. Offering stylish accommodation including; entrance hall, guest cloakroom, spacious living room, kitchen diner with integral appliances, two double bedrooms and a family bathroom. The house is approached via a tarmac driveway providing off road parking one vehicle, also benefitting from an open front aspect, enclosed rear garden, gas combi central heating, uPVC double glazed windows and doors.

A lovely house in a super location - Early viewing essential.



01785 811 800

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



Entrance Hall

A composite part obscure double glazed front door opens to the hallway. Offering planked scrubbed oak effect vinyl flooring, radiator, doorways to the guest cloakroom, living room and access to the first floor stairs.

Guest Cloakroom

Fitted with white suite comprising; low level push button WC and pedestal wash hand basin with tiled splash-back and chrome mixer tap. Radiator, uPVC obscure double glazed window to the front aspect and planked scrubbed oak effect vinyl flooring.

Living Room

A spacious reception room offering a uPVC double glazed window to the front elevation, under stairs storage cupboard, radiator, carpet, central heating thermostat, BT broadband connection and doorway to the kitchen diner.

Kitchen Diner

Fitted with a range of grey finish wall and floor units, contrasting work surfaces with matching upstands and inset stainless steel 1½ bowl sink and drainer with chrome mixer tap. Wall cupboard housing a Logic ESPI 30 gas combi heating boiler. Radiator, uPVC double glazed window and French doors opening to the rear patio and garden, planked scrubbed oak effect vinyl flooring.

Appliances including: stainless steel gas hob with stainless steel splash-back and matching extractor hood and light above, integral electric oven. Plumbing for a washing machine and spaces for a tumble dryer and upright fridge freezer.

First Floor

Stairs & Landing

With carpet throughout, galleried landing and loft access.

Bedroom One

Offering two uPVC double glazed windows to the front of the property, storage cupboard, radiator, central heating thermostat and carpet,

Bedroom Two

With uPVC double glazed window overlooking the rear garden, radiator and carpet,

Family Bathroom

Fitted with white suite comprising: standard bath, panel, shower rail and curtain with chrome mixer tap and mains thermostatic shower system above, low level push button WC, pedestal wash hand basin with chrome mixer tap. Part tiled walls, uPVC obscure double glazed window to the side aspect, radiator, extractor fan and planked scrubbed oak effect vinyl flooring.

Outside

The property is approached via a tarmac driveway providing off road parking for one vehicle.

Front

The front garden offers paved pathways to the front door and to the side of the property with wooden gate opening to the rear garden. With gravelled borders and small sitting area.

Rear

The enclosed garden offers paved and gravelled patio areas, lawn, garden shed and timber fence panelling.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band B

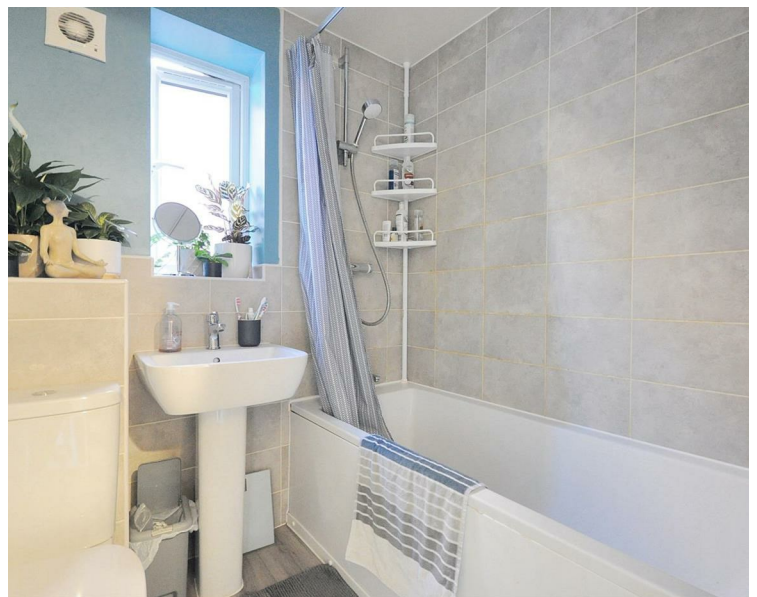
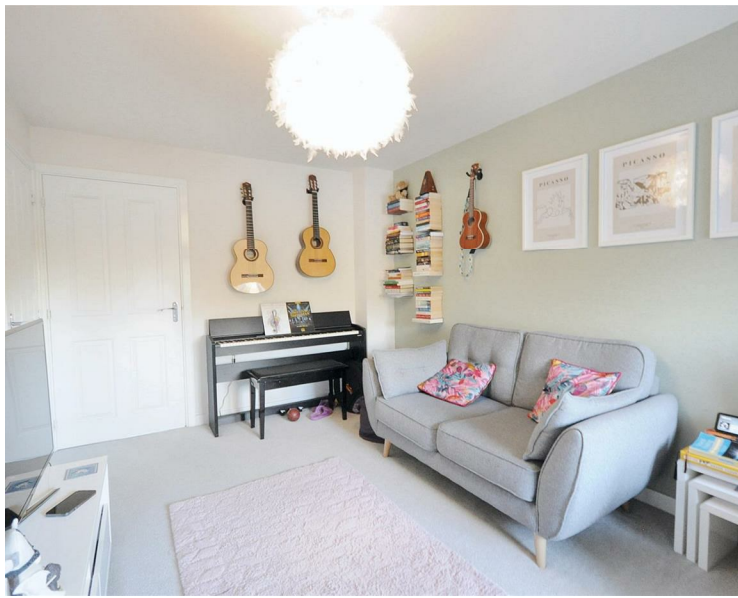
Services

Mains gas, water, electricity and drainage.

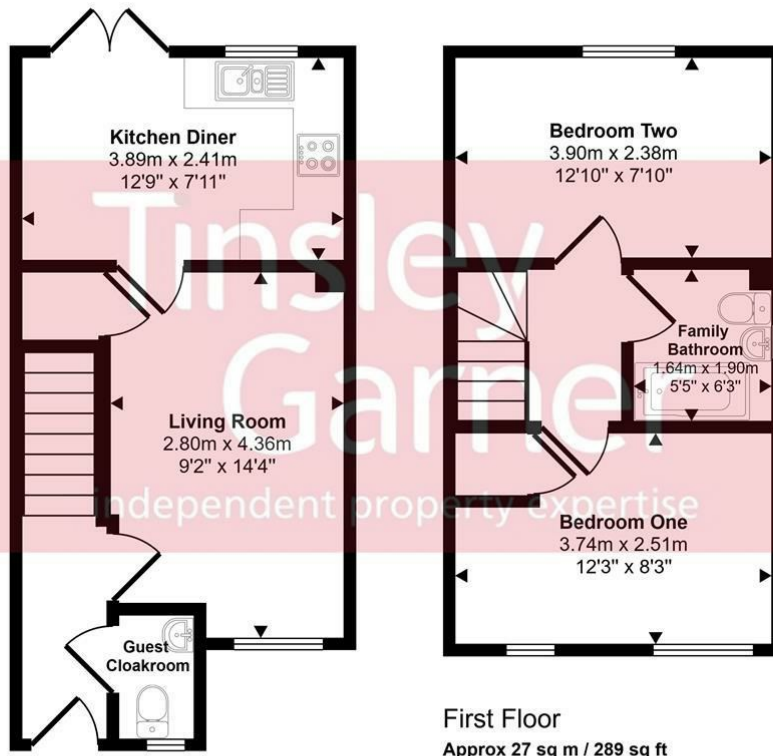
Gas combi central heating.

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
56 sq m / 605 sq ft



First Floor
Approx 27 sq m / 289 sq ft

Ground Floor
Approx 29 sq m / 315 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		97
(81-91) B	83	
(69-80) C		
(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		

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