



17, Alexandra Street, Stone, ST15 8HL



Asking Price £169,950

A traditional Victorian mid-terrace property set in a super location within strolling distance of the town centre, railway station and Stonefield Park. Well presented throughout albeit in need of some modernisation, with accommodation including; small entrance hall, sitting room, living room diner, fitted kitchen with integrated appliances, two double bedrooms with an adjoining dressing room/study to the main bedroom, plus family bathroom. Benefitting from uPVC double glazed windows and doors, gas combi central heating and a delightful rear courtyard and garden. Early viewing essential - NO UPWARD CHAIN



01785 811 800

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



Entrance Hall

A uPVC part obscure double glazed front door with window above opens to the small hallway. With fitted door mat, carpet and glazed door opening to the sitting room.

Sitting Room

A cosy reception room with uPVC double glazed window to the front elevation, wall mounted gas fire, fitted cupboard housing the utility meters, radiator, carpet and doorway to the inner hallway.

Inner Hall

With carpet, access to the first floor stairs and doorway to the living room diner.

Living Room Diner

A second spacious reception room with uPVC double glazed window to the rear aspect, ceiling rose and coving, Adams style fireplace with inset living flame gas fire, under stairs storage cupboard, radiator, carpet, TV connection and doorway to the kitchen.

Kitchen

Fitted with a range of oak door fronted wall and floor units, contrasting marble effect work surfaces with tiled splash-backs and inset stainless steel sink and drainer with chrome mixer tap. Quarry tile floor, uPVC part double glazed external door and window to the side aspect, sliding door to the bathroom.

Appliances including: stainless steel gas hob with extractor fan and light above, integral electric oven. Plumbing for a washing machine and space for an under work surface fridge.

Bathroom

Fitted with a white suite comprising: pedestal wash hand basin with chrome taps, low level push button WC, standard bath and panel with chrome taps. Two uPVC obscure double glazed windows to the side elevation, part tiled walls, storage cupboard and vinyl flooring.

First Floor

Stairs & Landing

With carpet throughout.

Bedroom One

Offering a uPVC double glazed window overlooking the rear courtyard and garden, radiator, carpet and doorway to the dressing room/study.

Study / Dressing Room

With uPVC double glazed window to the rear aspect, carpet and wall mounted Worcester Greenstar 30i ERP gas combi central heating boiler.

Bedroom Two

A second double bedroom with uPVC double glazed window to

the front of the property, storage cupboard with loft access, radiator and carpet.

Outside

To the rear of the property is a paved courtyard with gates leading to the garden. The well maintained garden offers a lawn, stocked flowerbeds and borders, mature hedgerow and shed.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band B

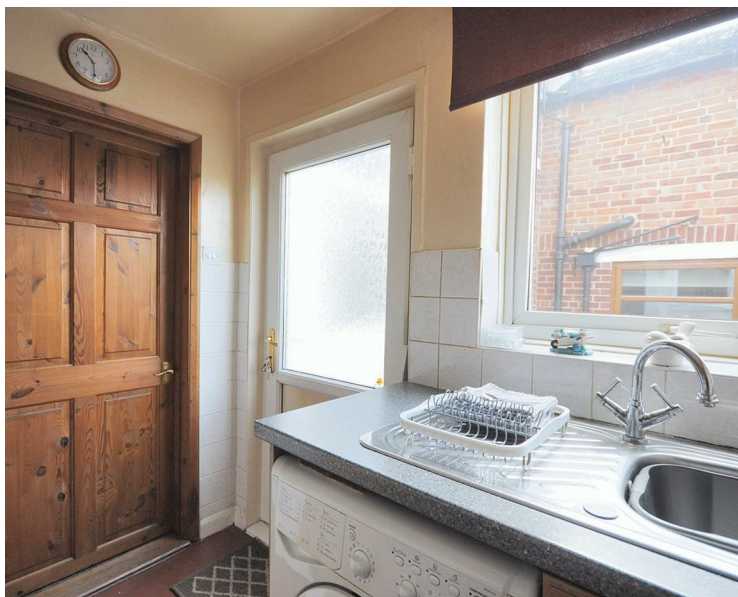
No upward chain

Services

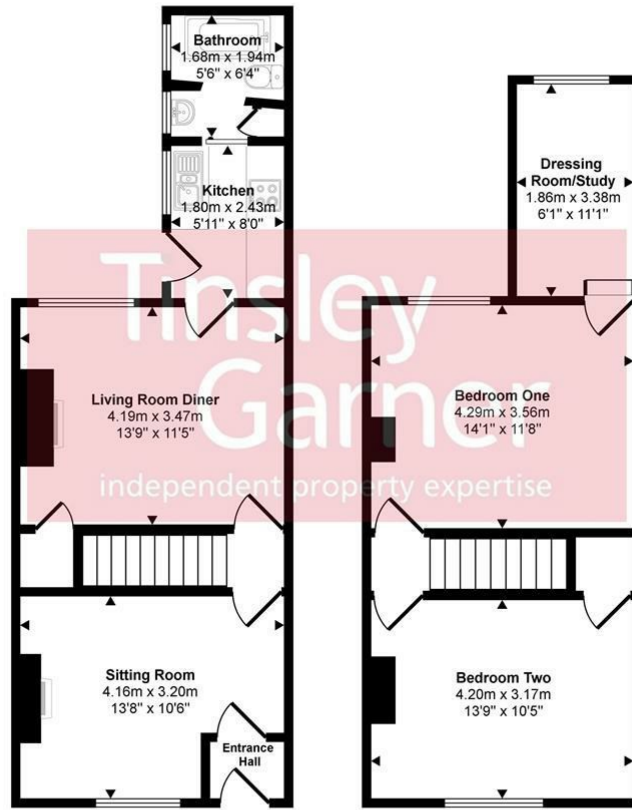
Mains gas, water, electricity and drainage.
Gas central heating.

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
80 sq m / 864 sq ft




Ground Floor
Approx 40 sq m / 436 sq ft

First Floor
Approx 40 sq m / 429 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			85
(81-91) B			
(69-80) C		70	
(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			81
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	