

**Tinsley
Garner**
independent property expertise



2, Norbury Court, Church Street, Stone, ST15 8GY



£130,000

This modern town house is quite literally on the edge of Stone town centre within strolling distance of a host of local amenities. Offering good size accommodation with fitted kitchen, lounge diner, two bedrooms and a shower room. Well presented throughout with uPVC double glazed window and front door. Viewing recommended - NO UPWARD CHAIN



01785 811 800

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



Entrance

A uPVC part obscure double glazed front door opens to the kitchen.

Kitchen

Fitted with a range of grey finish wall and floor units, contrasting marble effect work surfaces with tiled splash-backs and inset stainless steel sink and drainer with chrome taps. Wood effect laminate flooring, uPVC double glazed window to the front elevation and doorway to the living room diner.

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

Living Room Diner

With uPVC double glazed window to the rear aspect, wall mounted electric panel heater, carpet, Virgin Media connection and access to the first floor stairs.

First Floor

Stairs & Landing

Stained spindle, newel post and banister stairs lead to a small landing with carpet throughout and loft access.

Bedroom One

Offering a uPVC double glazed window to the rear of the property, wall mounted electric panel heater, radiator, TV connection and carpet.

Bedroom Two

With uPVC double glazed window to the front aspect, wall mounted electric panel heater, radiator and carpet.

Shower Room

Fitted with a white suite comprising: WC, pedestal wash hand basin with tiled splash-back and chrome taps, fully tiled shower enclosure with Triton Enrich electric shower system. Vinyl flooring, uPVC obscure double glazed window to the front of the property and wall mounted electric panel heater.

Outside

There is paved pedestrian access to the front of the property.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band A

No Upward Chain

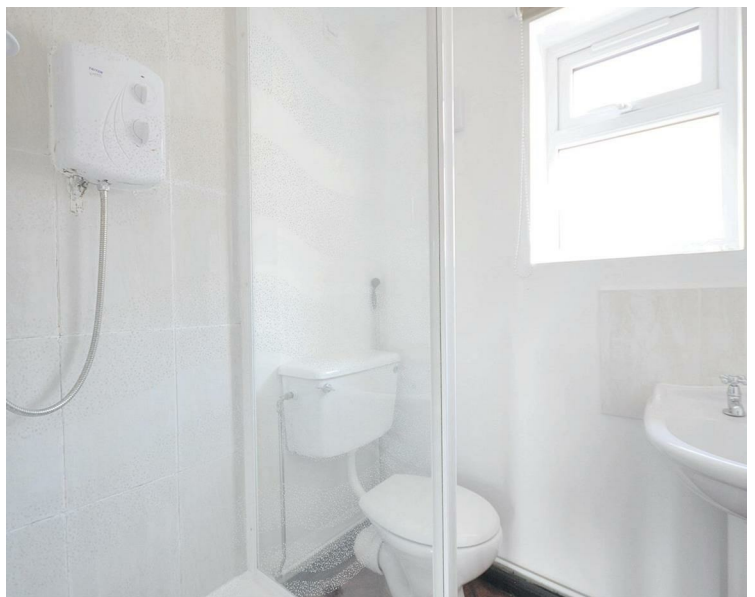
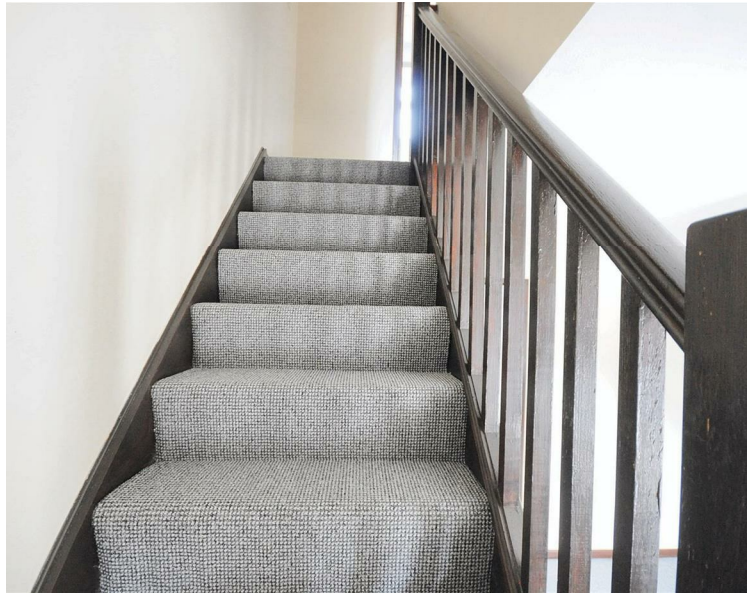
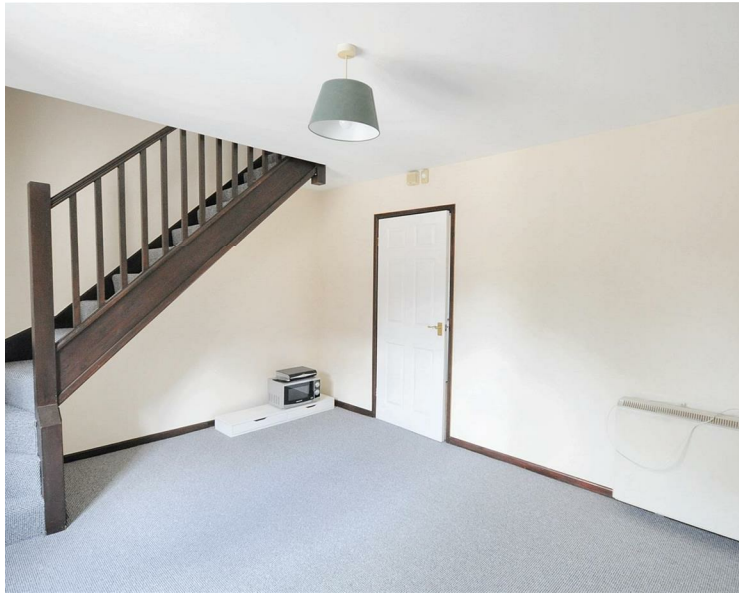
Services

Mains water, electricity and drainage.

Electric heating.

Viewings

Strictly by appointment via the agent.



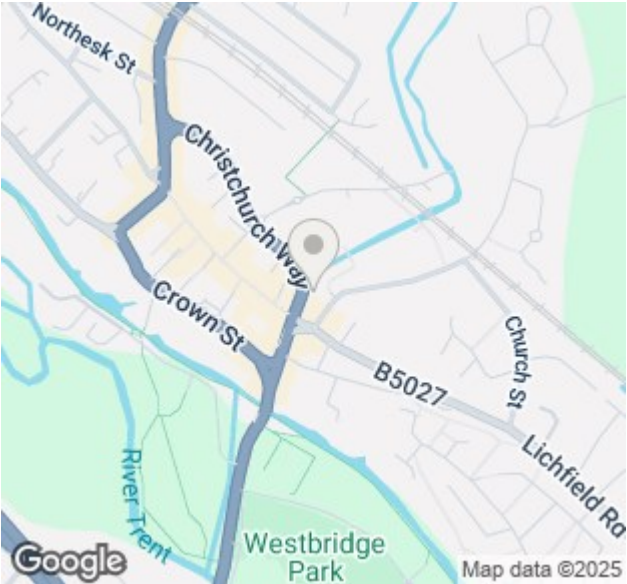
Approx Gross Internal Area
45 sq m / 480 sq ft



Ground Floor
Approx 22 sq m / 239 sq ft

First Floor
Approx 22 sq m / 242 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		92
(81-91) B		
(69-80) C		
(55-68) D	55	
(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		69
(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		