



## 48 High Street, Ipstones, Staffordshire, ST10 2LU

Offers In Excess Of £335,000

- Three DOUBLE bedroom detached home
- Views over surrounding countryside
- Cloakroom and ensuite
- Open aspect to front and rear
- Integral garage
- Modern family bathroom
- Driveway
- 16ft dining kitchen

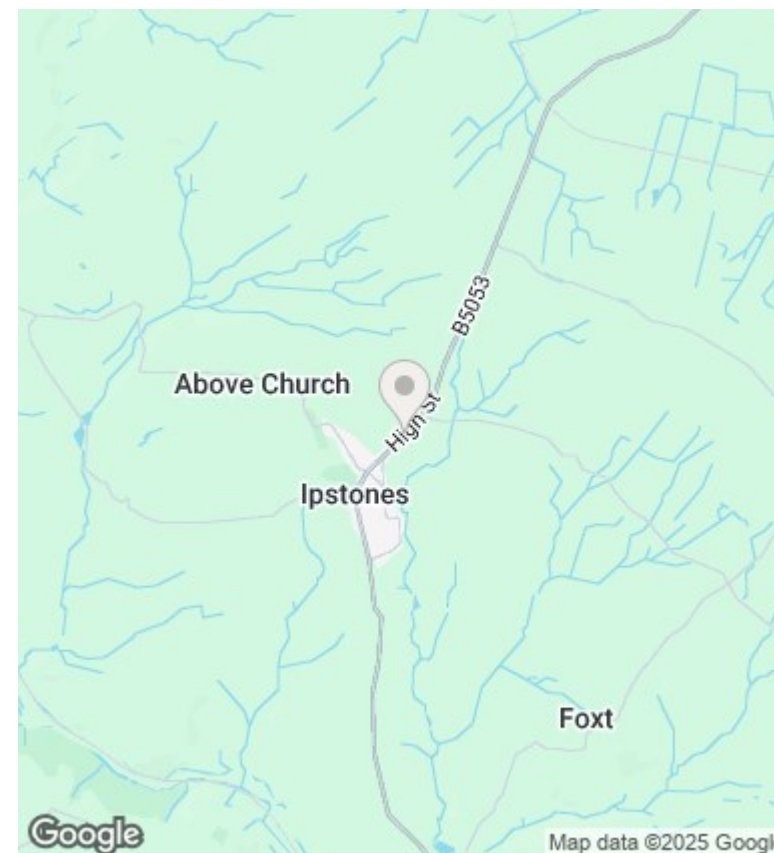




GROUND FLOOR



1ST FLOOR



## Directions

From our Derby Street, Leek, offices proceed out of the town on the A523 Ashbourne Road. Follow this road for approximately 4 miles passing through the village of Bradnop, and upon entering the village of Bottomhouse, at the crossroads turn right into the B5053 signposted Ipstones. Follow this road for approximately 2 miles into the village of Ipstones, where the property is situated on the left hand side, identifiable by Whittaker & Biggs 'For Sale' board.

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

D

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	