



**Estate Agents
Letting Agents
Surveyors & Valuers**

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8 Monks Walk, Gnosall, Stafford, ST20 0DG
Offers In The Region Of £99,950



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The popular village of Gnosall lies approximately 6 miles from Newport and 7 miles from the county town of Stafford. There is also a good bus service to Newport and Telford to the West and Stafford to the East, with it's main line railway station. Gnosall is served by it's own shops, comprehensive local services and public houses, with easy access to nearby countryside.

An internal inspection is highly recommended, full details below;

uPVC front door opens into a staircase, rising to...

Landing

Allowing access to all rooms. First door to...

Kitchen

8'3" x 13'10" (2.54 x 4.22)

Having base and wall mounted cabinets comprising high gloss cupboards and drawers with contrasting work surfaces above. Integrated oven with 4 ring gas hob over and extractor hood above. Brand new integral fridge, freezer, wine cooler, dishwasher, washing machine and dryer. Plinth lighting to finish and radiator. Rear facing uPVC double glazed window.

Lounge / Dining Room

11'10" x 17'9" (3.63 x 5.43)

A large L shaped room with front facing uPVC double glazed window. Contemporary electric fire and radiator.

Bedroom One

11'10" x 11'0" (3.63 x 3.36)

A good sized double bedroom with built-in bedroom furniture. Front facing uPVC double glazed window and radiator.

Bedroom Two

11'7" x 9'6" (3.54 x 2.92)

A good sized double bedroom with built-in bedroom furniture. Rear facing uPVC double glazed window and radiator.

Shower Room

Being fully-tiled with an Insignia Premium shower cubicle having monsoon rain shower, multi-function hand shower, body jets,

fold up padded seat, Bluetooth control and multi-coloured roof lighting. Low-level flush WC and wash basin with cupboards below. Chrome towel radiator and a rear facing uPVC double glazed window.

Outside

The front garden is laid to gravel with path leading to the front door. Gated access to the rear garden laid to slabs and gravelled areas. Brick-built outbuilding.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Stafford Borough Council, that the property is in Band: A

EPC RATING: D

TENURE: We are advised by the Vendor, that the property is held leasehold and vacant possession will be given upon completion. The lease term is 125 years from 22/12/2010 (112 years remaining).

CHARGES: Annual Ground Rent £10.00. Annual Service Charge £130.44. Charges to be confirmed by solicitors.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

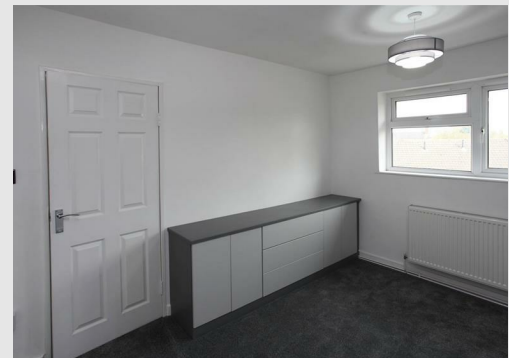
3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





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		
	67	75
England & Wales		EU Directive 2002/91/EC

First Floor

Approx. 67.4 sq. metres (725.9 sq. feet)



Total area: approx. 67.4 sq. metres (725.9 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

