



# ESTATE AGENTS

*... the key to a successful move*



## New Avenue, Draycott, Stoke-On-Trent, ST11 9AD

**Offers in the  
region of  
£199,950**

A great opportunity to purchase a fantastic end town house in New Avenue, Draycott, this delightful property presents an excellent opportunity for those seeking a cosy and inviting home. The property comprises entrance hall, lounge, kitchen/diner, conservatory and to the first floor are two well-proportioned bedrooms and a family bathroom this property is perfect for small families, couples, or individuals looking for a comfortable living space.

Upon entering, you will find a welcoming reception room that offers a warm atmosphere, ideal for relaxation or entertaining guests. The house is ready to move into, allowing you to settle in without the hassle of extensive renovations. The absence of a chain further simplifies the buying process, making it an attractive option for prospective homeowners.

The property also boasts a convenient garage, providing ample storage space or the potential for a workshop. The great location enhances the appeal of this home, with local amenities and transport links within easy reach, ensuring that you are well-connected to the surrounding areas.

In summary, this end town house on New Avenue is a wonderful opportunity for anyone looking for a cosy, ready-to-move-into home in a desirable location. Don't miss your chance to make this charming property your own.

**w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)**



# New Avenue, Draycott, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

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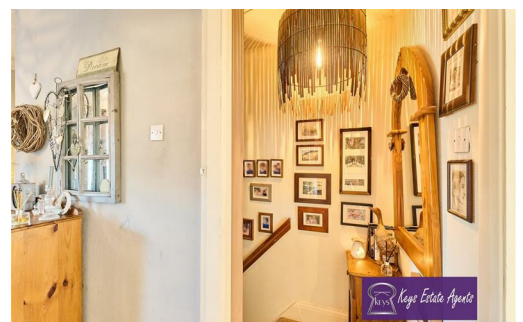
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
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For illustration purposes only. Do not scale.



Ground Floor



First Floor

## New Avenue, Draycott FLOOR PLAN



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