



18, Fieldsway, Stone, ST15 0DP



**Asking Price £195,000**

A well presented semi-detached property set in a popular and quiet location. Offering spacious accommodation comprising; entrance hall, dining room, living room with feature chimney breast opening and inset wood burning stove, kitchen, three bedrooms and a family bathroom. Also benefitting from off road parking, uPVC double glazed windows and doors, gas combi central heating and a large enclosed mature rear garden with plenty of space for entertaining friends and family. All of this conveniently located within close proximity of local schools, a wide range of amenities and commuter routes.  
Early Viewing Essential - NO UPWARD CHAIN



01785 811 800

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



#### Entrance Hall

A uPVC part obscure double glazed front door opens to the hallway. With ceiling coving, radiator, uPVC double glazed window to the side aspect, carpet and under stairs storage area. Access to the dining room, kitchen and first floor stairs.

#### Dining Room

Offering a uPVC double glazed sliding door to the rear patio and garden, radiator, carpet, TV connection and glazed double doors with matching side windows opening to the living room.

#### Living Room

A lovely reception room offering a feature open chimney breast with oak mantle, slate hearth and inset wood burning stove, uPVC double glazed bay window to the front elevation, radiator, carpet, BT Open Reach and TV connections.

#### Kitchen

Fitted with a range of white finish wall and floor units, block wood effect work surfaces with inset stainless steel sink and drainer with chrome mixer tap. Planked oak effect vinyl flooring, uPVC double glazed window to the rear aspect and external door to the side elevation.

With plumbing for a washing machine, spaces for a free standing gas cooker and under work surface fridge and freezer.

#### First Floor

##### Stairs & Landing

With carpet throughout and uPVC double glazed window to the side of the property.

##### Bedroom One

Offering a uPVC double glazed window overlooking the rear garden, built-in wardrobe, ceiling coving, radiator, carpet and cupboard housing a wall mounted Ariston Clas HE Evo gas combi central heating boiler.

##### Bedroom Two

With uPVC double glazed window to the front aspect, ceiling coving, radiator, carpet and built-in wardrobe.

##### Bedroom Three

With uPVC double glazed window to the front aspect, ceiling coving, radiator, carpet and built-in wardrobe.

#### Family Bathroom

Fitted with a white suite comprising: corner bath, panel and shower screen with chrome taps and mains fed thermostatic shower system above, pedestal wash hand basin with chrome taps, WC. Part tiled walls, radiator, uPVC obscure double glazed window to the rear elevation and planked oak effect vinyl flooring.

#### Outside

The property is approached via a paved driveway providing off road parking before a carport.

#### Front

With gravelled frontage, shrubs and coach light before the front door.

#### Rear

The enclosed, good size rear garden offers a paved courtyard and patio area, tiered steps and lawns, stocked flower beds and borders, mature trees, timber fence panelling, two storage sheds and a brick built store.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band B

No Upward Chain

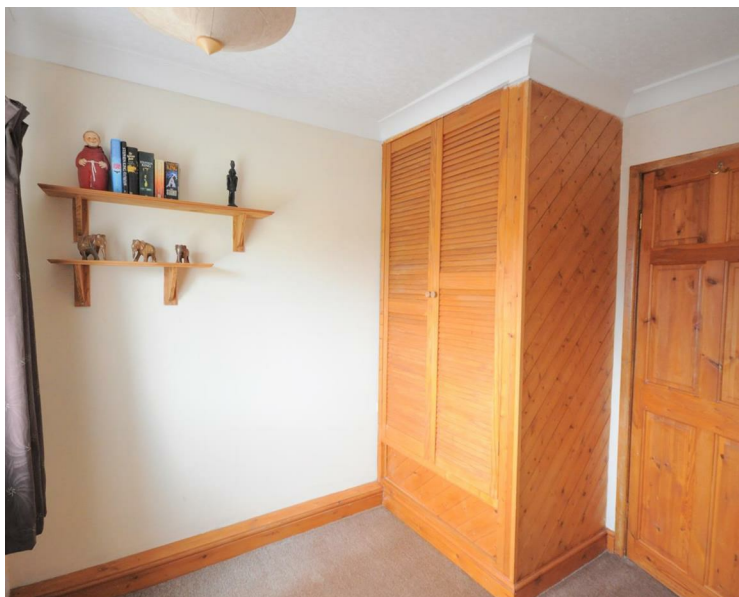
#### Services

Mains gas, water, electricity and drainage.

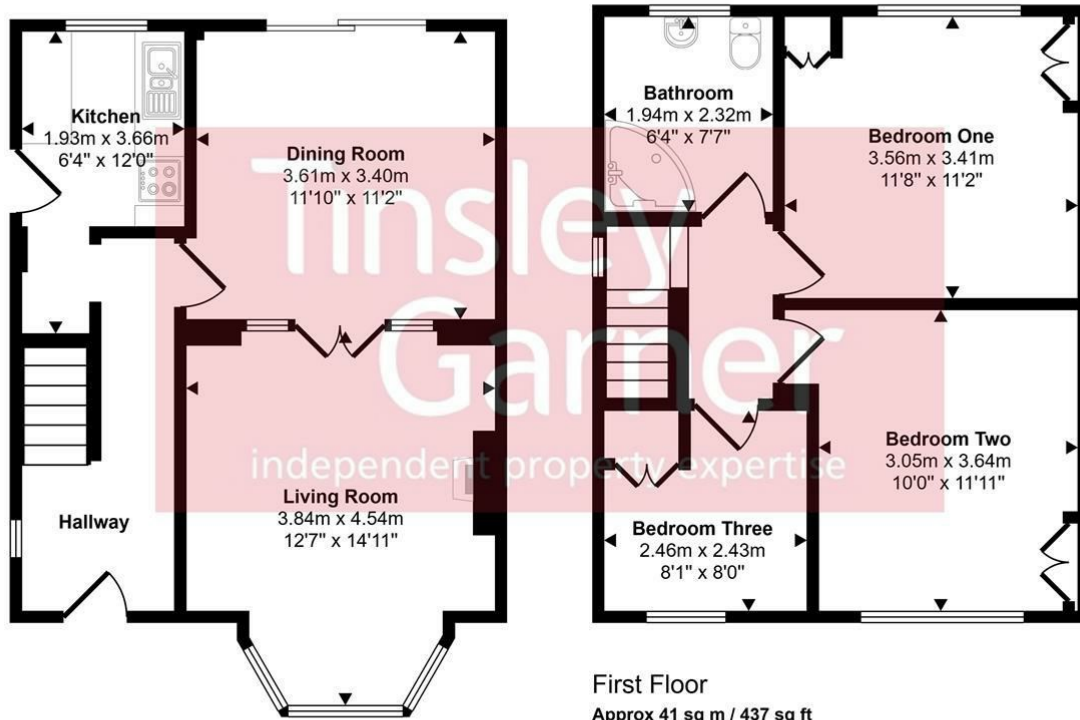
Gas combi central heating

#### Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area  
83 sq m / 895 sq ft



First Floor  
Approx 41 sq m / 437 sq ft

Ground Floor  
Approx 43 sq m / 458 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                                 |  |                         | 81                                                                                  |
| (81-91) B                                   |  |                         |                                                                                     |
| (69-80) C                                   |  |                         |                                                                                     |
| (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 <sub>2</sub> ) Rating                  |         |                                                                                                               |
|-----------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                     |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                                                                                                               |
| (92 plus) A                                                     |         | <div>69</div> <div>55</div>                                                                                   |
| (81-91) B                                                       |         |                                                                                                               |
| (69-80) C                                                       |         |                                                                                                               |
| (55-68) D                                                       |         |                                                                                                               |
| (39-54) E                                                       |         |                                                                                                               |
| (21-38) F                                                       |         |                                                                                                               |
| (1-20) G                                                        |         |                                                                                                               |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                                               |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |