

**Tinsley
Garner**
independent property expertise



11, Granville Terrace, Stone, ST15 8DF



Asking Price £425,000

Significant price reduction offering tremendous value for money in this sought after location. A traditional Victorian town house in one of Stone's most popular and desirable locations, strolling distance to the town centre and railway station. The house offers well proportioned accommodation with two reception rooms, large kitchen and useful cellar, complemented on the first floor by three bedrooms and bathroom. Step outside and you will discover a walled garden arranged over three levels, with ornamental pond and planted borders and several sitting area for enjoying sunshine throughout the day. In addition there is a single garage with access from the rear and potential for an off road parking space. The house has been unoccupied for several years hence it is in need of general upgrading, offering new owners the opportunity to stamp their own mark. We understand the replacement windows pre-date conservation area guidelines.



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Porch

Fully enclosed storm porch with half glazed outer door, quarry tile step with recessed mat well.

Entrance Hall

A welcoming reception area with plenty of original features: moulded cornice, ceiling rose and two decorative arches. Half glazed wooden front door, inner hall with door to the courtyard, radiator.

Sitting Room

A bright & spacious living room which enjoys a sunny west facing aspect with a large square bay window to the front of the house. Period fireplace with oak surround, cast iron grate with decorative tile inset and tile hearth and open fire. Tall ceiling with original cornice, picture rail and ceiling rose. Wall light & centre light, TV aerial connection, radiator.

Dining Room,

To the rear of the house with window overlooking the courtyard. Period style fireplace with pine surround, cast iron grate, decorative tile inset, moulded cornice, wall light and centre light, radiator.

Kitchen

A spacious kitchen which is fitted with an extensive range of wall & base cupboards with white cupboard doors with contrasting dark grey marble effect work surfaces with inset 1½ bowl sink & with mixer tap. Integrated appliances comprise: gas hob with extractor hood over, built-under electric oven, plumbing for dishwasher and washing machine. Pantry with walk-thru access to the cellar.

Cellar

Useful additional storage or somewhere for the wine collection. The original tiled stillage is still in-situ along with the coal chute.

Landing

Built-in storage cupboard, access hatch to loft space.

Bedroom 1

A good size principal bedroom which has fitted wardrobes along one wall and an additional shelving built into the chimney alcove. Period feature fireplace with cast iron grate, two windows to the front of the house, radiator.

Bedroom 2

Double bedroom with window to the rear of the house. Chimney breast with original period fireplace, built-in wardrobes to both chimney alcoves, radiator.

Bedroom 3

At the rear of the house with side facing window, wood effect laminate floor, radiator.

Bathroom

Fitted with a traditional style white suite comprising: bath with thermostatic shower over and glass screen, pedestal wash basin & WC. Ceramic wall tiling to full height, wood effect laminate floor, radiator. Window to the side of the house.

Outside

Forecourt garden to the front of the house, dwarf boundary wall with iron railings and gate. The garden area to the rear of the house is lovely and is remarkably private for a house in this locale. Immediately to the rear of the house is a walled courtyard with blue brick paving and steps leading to the garden. Gravel patio area with raised garden pond and brick built garden shed. Lawn area and well stocked shrub and flower borders and established tree. Hard standing area at the side of the garage with gate to the service road at the rear. Potentially this could be used as off road parking with slight alteration to the boundary fence.

General Information

Services Mains gas, water, electricity & drainage. The gas central heating boiler is not in working order and prospective buyers should factor in the cost of replacement into any negotiation.

Tenure; Freehold

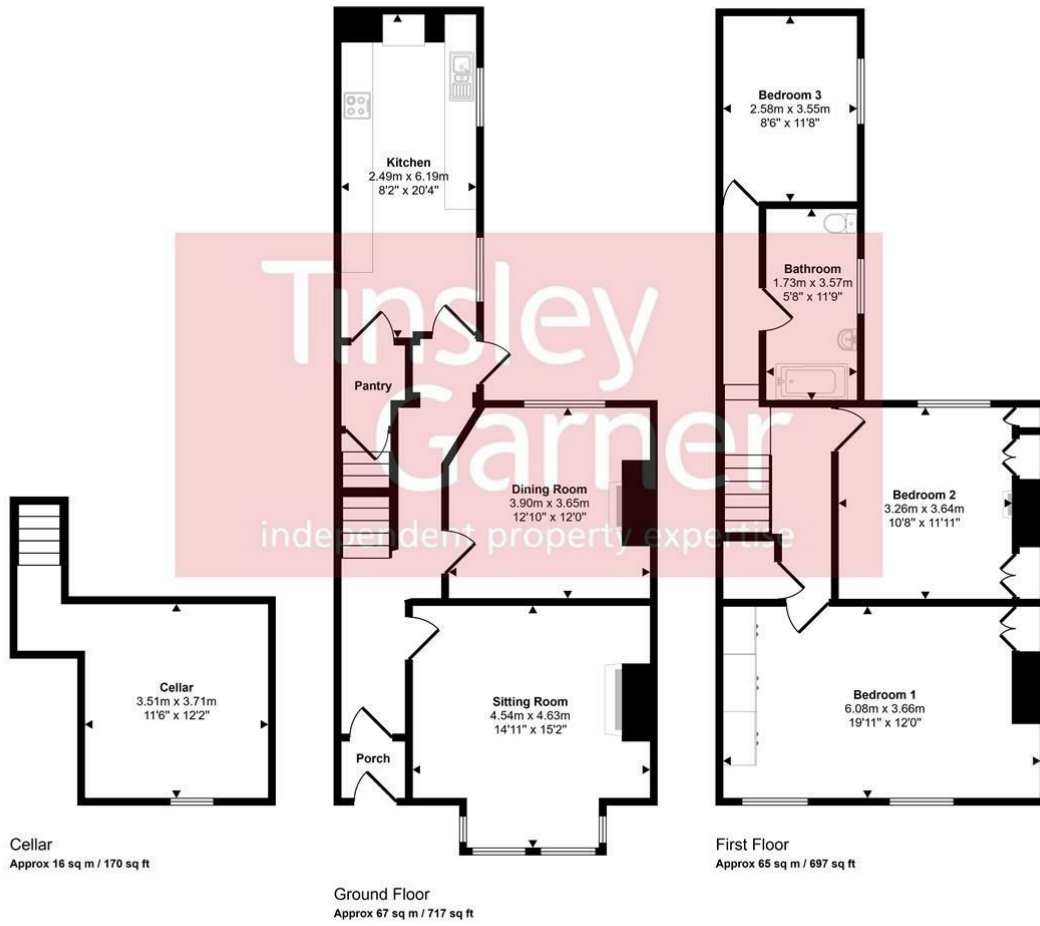
Council Tax Band E

Viewing by appointment

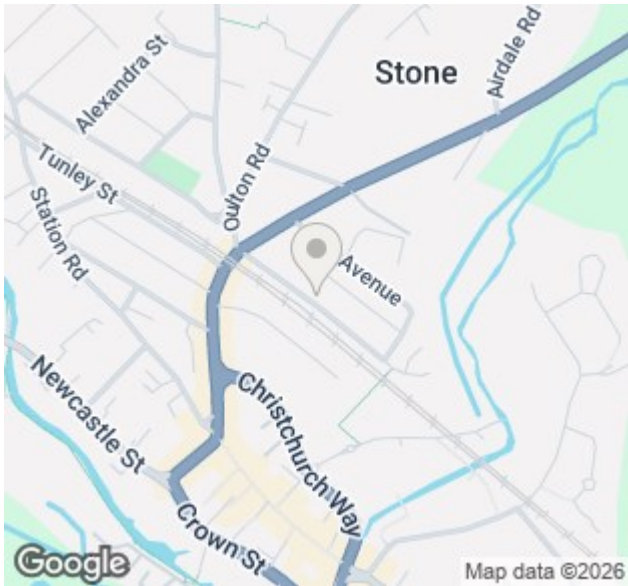
For sale by private treaty, subject to contract.
Vacant possession on completion



Approx Gross Internal Area
147 sq m / 1583 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	85
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC