

Tiverton Avenue

Stafford, ST17 0HA



A particularly appealing and spacious semi detached house situated in an extremely sought after location providing excellent family sized accommodation with the benefit of additional parking, set on a delightful and generous plot.

£339,950

John German

Accommodation - Step inside the reception hall with stairs rising to the first floor landing. A cloakroom leads off having a modern WC and wash basin set into an integrated unit with cupboards.

The breakfast kitchen has an attractive range of units with contrasting granite effect work surfaces and a one and a half bowl sink and drainer. There is a pantry, tiled floor, tiled splash backs, hob, oven and concealed extractor canopy above.

The delightful lounge has a traditional fireplace with coal effect fire and French style double doors opening to the garden. A separate, well proportioned dining room again has French style double doors out to the rear garden.

The first floor landing has a cupboard housing the boiler, and doors to three bedrooms, the rear bedrooms enjoy lovely open views over school playing fields immediately to the rear of the property. A very well appointed bathroom has a bath with screen and electric shower above, a modern integrated unit with cupboards incorporating a wash basin and WC, a vertical towel radiator plus a built in linen cupboard.

The first part of the drive is shared with a neighbour however this particularly property has its own private drive capable of parking numerous vehicles. Gated access leads to a further area that would be suitable for a caravan etc.

The good sized rear garden has a lawn, raised borders and chipped terraces.

The house is situated in this ever so popular area that is within a minutes walk of a local Co-Op, The Bod, fish and chip shop, butchers, library and doctors. The county town of Stafford has an intercity railway station where regular services operate to London Euston, some of which take only approximately one hour and twenty minutes.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

The land registry document refers to rights and covenants, a copy of which is available upon request.

Property construction: Traditional

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Standard, Superfast and Ultrafast available

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

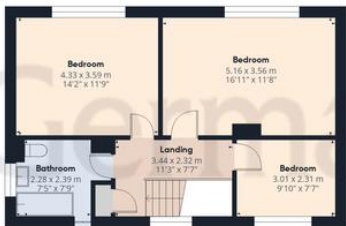
Local Authority/Tax Band: Stafford Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/27042026

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Floor 1

John German

Approximate total area[®]
131.8 m²
1419 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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TRADING STANDARDS UK

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Agents' Notes

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