

Fairway

Stafford, ST16 3TL



Attractive semi-detached house providing scope for modernisation and refurbishment, occupying a delightful plot with lovely long rear garden. Exceptionally convenient for the town centre.

£185,000

John German 

The reception hall has stairs rising to the first floor landing with a useful under stairs cupboard. The lounge has a rear facing window enjoying views of the lovely long rear garden, with a tiled fireplace. The dining room/second sitting room has a front facing window and tiled fireplace. The kitchen is fitted with units and a stainless steel sink and drainer. A side lobby has a useful cupboard off and an outer door.

The first floor landing leads to three double bedrooms and the bathroom which has a bath and pedestal wash basin. There is a separate WC.

The property stands back from the road beyond an ornamental chipped garden with an adjacent block paved gated drive capable of parking approximately two cars. This gives access to the rear of the property where there is a long lawned garden with mature boundaries and a greenhouse.

The property is conveniently situated with easy access to the county town centre, which has an intercity railway station with regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes.

Agents notes: The Land Registry document refers to covenants and a copy of which is available upon request.

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

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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 B

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

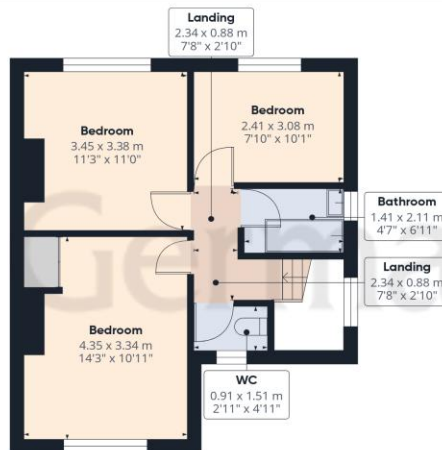
Our Ref: JGA/13052026

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Ground Floor



First Floor

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Approximate total area⁽¹⁾
82.5 m²
887 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.

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Agents' Notes

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