



9, Parker-Jervis Place, Stone, ST15 0FW



Asking Price £70,000

35% SHARED OWNERSHIP OPPORTUNITY - An immaculately presented town house in a lovely cul-de-sac position with open views to the front on the edge of this popular development. Immaculately presented throughout, the house offers spacious accommodation with entrance hall, good size lounge, inner hall with space to accommodate a desk, downstairs loo and dining kitchen with French doors opening to the gardens. Upstairs features two double bedrooms and a stylish bath/shower room. Step outside and you will find a sunny low maintenance rear garden and to the front parking for one car. Great location within walking distance of local schools and shops and within 15 minutes walk of Stone town centre. The house is available on a part buy / part rent basis subject to application through the housing association and it may be possible to purchase further equity.





Porch

Entrance Hall

Reception area with patterned ceramic tile floor, art glazed composite front door and stairs to the first floor landing.

Lounge

A good size living room which enjoys an open aspect to the front with views over a tree lined open space. Installation for a wall mounted TV. Radiator.

Inner Hall

A useful space which could easily accommodate a desk, with large built-in store cupboard.

Cloakroom & WC

With a white suite comprising; WC and basin. Wood effect flooring. Radiator.

Dining Kitchen

A good size open plan dining kitchen with rear facing window and French doors from the dining area opening to the patio and garden. The kitchen features a range of wall & base cupboards with traditional style painted cabinet doors and coordinating granite effect work surfaces with inset sink unit. Fitted appliances comprise: stainless steel gas hob with matching splash panel and extractor, built under electric oven, space for a refrigerator and plumbing for washing machine. Wood effect floor. Radiator.

Landing

With access hatch to part boarded loft space.

Bedroom 1

Double bedroom with two windows to the front of the house enjoying open views. Built-in wardrobe. Radiator.

Bedroom 2

Double bedroom with ear facing window. Radiator.

Bathroom

Fitted with a white suite comprising: bath with glass screen and shower over, pedestal basin & WC. Part ceramic tiled walls and wood effect flooring. Radiator.

Outside

The house is in a lovely position at the end of a cul-de-sac overlooking a tree lined green space on the edge of this popular new development on the western outskirts of Stone. There is parking at the front of the house and an enclosed low maintenance garden to the rear with patio area, artificial lawn area and a cleverly concealed garden shed. Pedestrian access at the rear of the house.

General Information

Services: Mains gas, water, electricity & drainage. Gas central

heating.

Tenure; Leasehold - 99 years from 2018

The current monthly rental is £334 which includes the cost of the service charge

Council Tax Band B

Viewing by appointment

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	98	
(81-91) B	84	
(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	92	
(81-91) B	81	
(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	