



37, Victor Street, Staffordshire,, Stone, ST15 8HH



O.I.R.O

£200,000

An immaculately presented and fully renovated Victorian mid-terrace offering stylish accommodation comprising: entrance hall, dining room, spacious living room, fitted kitchen with integral appliances, separate utility, guest cloakroom, two double bedrooms and a family bathroom. Also benefitting from uPVC double glazed windows and doors, gas combi central heating and a south west facing rear courtyard and garden. All of this conveniently located within strolling distance of Stone town centre, the railway station and Stonefield Park.

Viewing highly recommended - NO UPWARD CHAIN



01785 811 800

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



#### Entrance Hall

A uPVC part obscure double glazed front door with an archtop window light above opens to the hallway. With fitted door mat and scrubbed oak finish laminate flooring, radiator, utilities cupboard, doorways to the dining room and living room.

#### Dining Room

With uPVC double glazed window to the front of the property, radiator and carpet.

#### Living Room

A spacious reception room offering a uPVC double glazed window overlooking the rear courtyard and garden, radiator, scrubbed oak finish laminate flooring, doorways to the kitchen and first floor stairs.

#### Kitchen

Fitted with a range of gloss white finish wall and floor units, contrasting work surfaces with inset stainless steel sink and drainer with brushed chrome mixer tap. Recessed ceiling lights, uPVC double glazed window to the side elevation, scrubbed oak finish laminate flooring and archway to the utility.

Appliances including: ceramic hob with glass splash-back and stainless steel extractor hood with light above, integral electric oven. Space for a freestanding upright fridge freezer.

#### Utility

With work surface, plumbing for a washing machine and space for a tumble dryer.

Recessed ceiling lights, scrubbed oak finish laminate flooring, doorway to the guest cloakroom, uPVC double glazed window and part obscure double glazed external door opening to the side aspect.

#### Guest Cloakroom

Fitted with a white suite comprising: WC and wall mounted wash hand basin with chrome mixer tap. Recessed ceiling light, window to the rear aspect, extractor fan, scrubbed oak finish laminate flooring and wall mounted Main Eco Compact gas combi central heating boiler.

#### First Floor

##### Stairs & Landing

With carpet throughout, radiator and loft access.

##### Bedroom One

With uPVC double glazed window to the front elevation, radiator and carpet.

##### Bedroom Two

A second double bedroom with uPVC double glazed window to the rear of the property, radiator and carpet.

#### Bathroom

Fitted with a white suite comprising: standard bath and panel with chrome showerhead mixer tap, low level push button WC, pedestal wash hand basin with chrome mixer tap, oversize shower enclosure with mains fed thermostatic shower system. Part Showerwall clad walls, chrome towel radiator, uPVC obscure double glazed window to the rear elevation, extractor fan and planked scrubbed oak effect vinyl flooring.

#### Outside

To the rear of the property is a south west facing courtyard, pathway and garden. The enclosed garden has timber picket fencing, lawn, mature hedgerow and gravelled area.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band B

No upward chain

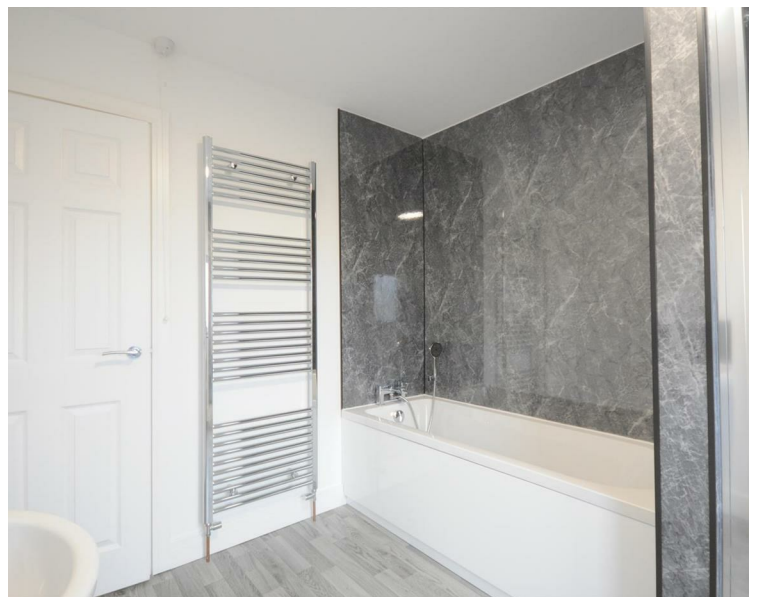
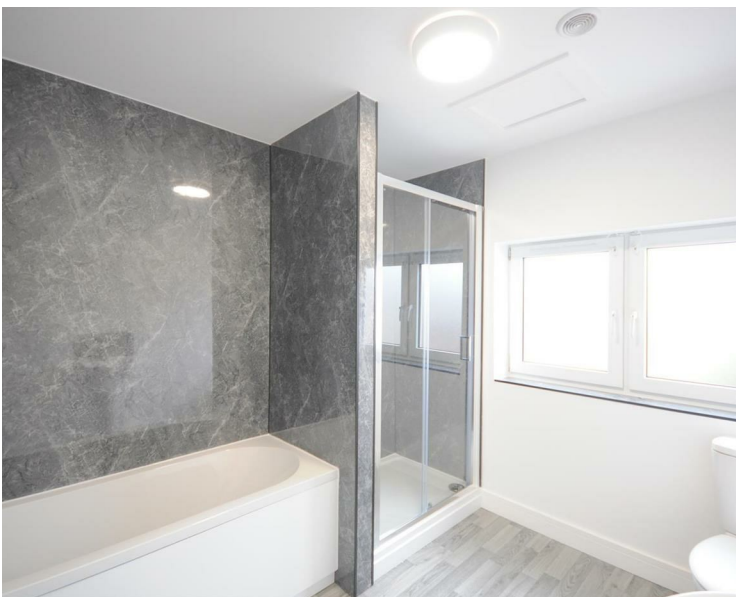
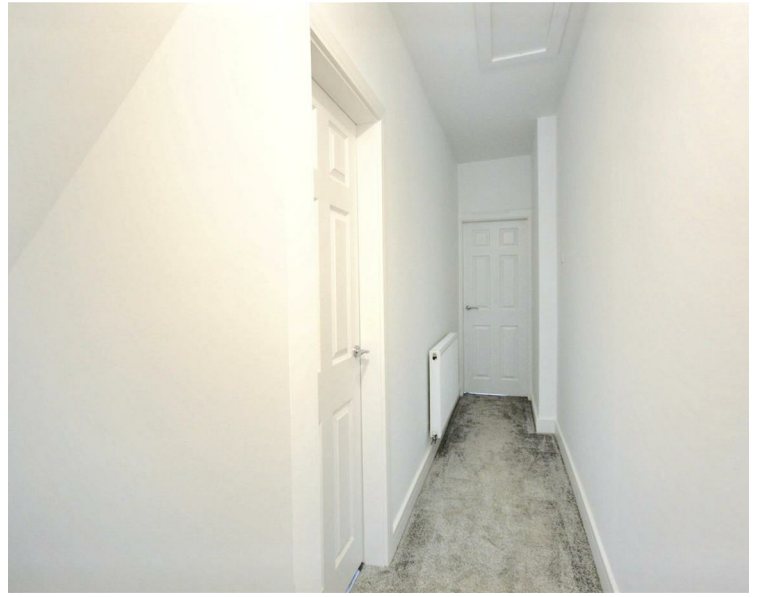
#### Services

Mains gas, water, electricity and drainage.

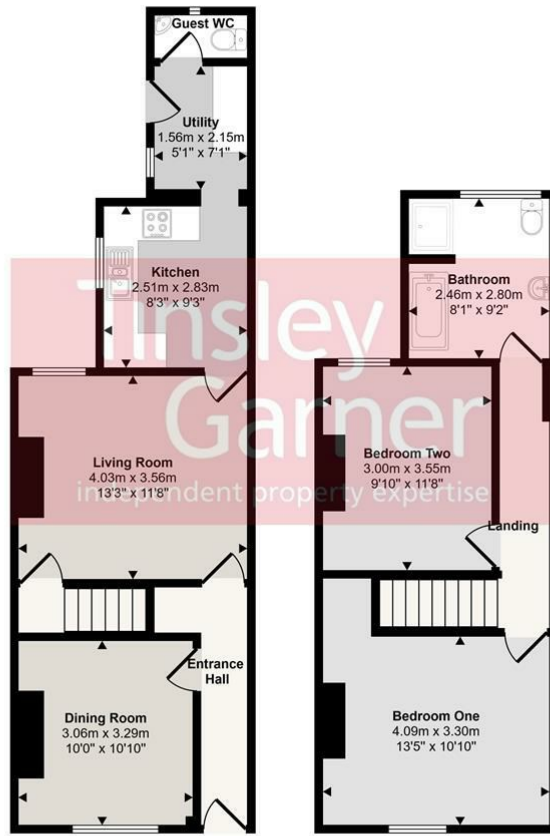
Gas combi central heating.

#### Viewings

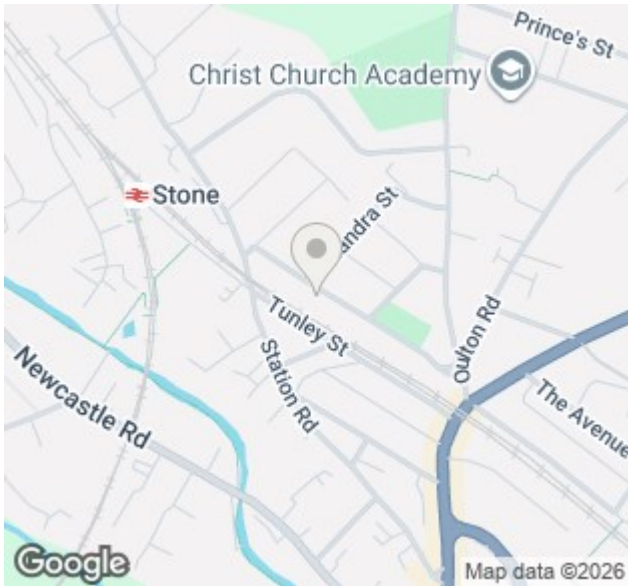
Strictly by appointment via the agent.



Approx Gross Internal Area  
84 sq m / 904 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	79
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			
(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			
		55	69
England & Wales		EU Directive 2002/91/EC	