



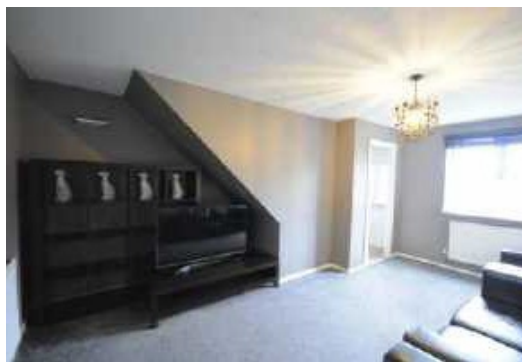
6 Kingsland Close

Stone, ST15 8FF

£155,000

**Tinsley
Garner**

independent property expertise



A smart mid-terrace town house situated in a popular and sought after cul-de-sac location on Aston Lodge Park. This is a great little house which would be an excellent first-time buy or rental investment, well presented throughout with accommodation comprising; entrance hall, lounge, dining kitchen, two bedrooms and modern bathroom. Benefitting from Upvc double glazed windows and doors, gas combi central heating, allocated parking space and enclosed rear garden.

Early Viewing Recommended.

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Open Porch

The property is approached via a paved pathway leading to a tiled open porch with coach light before the front door.

Entrance Hall

Upvc part obscure double glazed front door opens to the small hallway with radiator and carpet. Access to the lounge and first floor accommodation.

Lounge

A spacious reception room offering a Upvc double glazed window to the front elevation, radiator, carpet and TV connection. Doorway to the dining kitchen.

Dining Kitchen

Fitted with a range of wood effect wall and floor units, marble effect work surfaces with tiled splash-backs and inset stainless steel sink and drainer with chrome mixer tap. Upvc double glazed window overlooking the rear garden, recessed ceiling lights, vinyl flooring, radiator, wall mounted Main Eco gas combi central heating boiler and Upvc part double glazed external door opening to the rear patio. With free standing gas cooker, plumbing for a washing machine and space for an upright fridge freezer.

First Floor

Stairs & Landing

With carpet throughout and loft access. The loft is partially boarded for storage purposes.

Bedroom One

A good size double bedroom with Upvc double glazed window to the front aspect, recessed ceiling lights, carpet and radiator.



Bedroom Two

With Upvc double glazed window to the rear of the property, radiator, recessed ceiling lights and carpet.

Bathroom

Fitted with a stylish modern white suite comprising; oversize bath and panel with chrome mixer tap, shower rail, curtain and mains fed shower system, pedestal wash hand basin with chrome mixer tap and low level push button WC. Part tiled walls, extractor fan, radiator, Upvc obscure double glazed window to the rear aspect and carpet.

Outside

The property is set back with an open front aspect and allocated parking space.

Rear Garden

The enclosed rear garden offers a paved patio, lawn, timber fence panelling and small shed.

General Information

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

Council Tax Band B

Services

Mains gas, water, electricity & drainage. Gas central heating.

Viewings

Strictly by appointment via the agent.









Energy performance certificate (EPC)

6, Kingsland Close
STONE
ST15 8FF

Energy rating

D

Valid until 27 June 2021

Certificate number

2788-6033-6286-7179-

5980

Property type	Semi-detached house
Total floor area	73 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2788-6033-6286-7179-5980> 09/12/2020