



19 Jordan Way

Stone, ST15 8PD

£250,000

Tinsley Garner

independent property expertise



A desirable detached house tucked away in a quiet cul-de-sac location 'on the flat' about ten minutes walk to the south of Stone town centre. The house has been extensively updated and is smart and well presented throughout with a minimum of maintenance in mind, featuring upvc double glazing, upvc fascias & soffits, modern central heating system and gardens designed for a minimum of hard work and maximum enjoyment. Featuring good size accommodation with open plan lounge / dining room, stylish modern kitchen, three bedrooms and an upgraded bathroom. All in all a very pleasant house in a great location if you want the town and a wide range of amenities on your doorstep. No upward chain.

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Entrance Porch

Fully enclosed upvc double glazed porch with wood effect floor, porch light.

Hallway

White Upvc part glazed inner door leading into the hallway, having stairs to the first floor landing and door through to lounge.

Lounge

A comfortable living room with double glazed bow window to the front of the house and open plan dining area to the rear. Neutral decor and attractive stone fireplace with marble inset & hearth and living flame gas fire. TV aerial connection. Radiator.

Dining Area

With sliding double glazed patio windows to the rear opening to the garden terrace, door through to the kitchen. Radiator.

Kitchen

The kitchen is nicely presented featuring an extensive range of wall & base cabinets with traditional shaker style cream painted cabinet doors

with co-ordinating wood effect work surfaces with inset ceramic sink unit, drainer & chrome mixer tap. Integrated appliances comprise: stainless steel gas hob with extractor over, built-under electric oven, fully integrated washing machine, refrigerator & freezer. Wood effect vinyl floor covering, ceramic wall

Stairs & Landing

Stairs rising from the entrance hallway, double glazed window to the side aspect. Doors open to the three bedrooms & bathroom.

Bedroom 1

Double bedroom with double glazed window to the front of the house, built-in wardrobes to one wall with sliding mirror doors. Radiator.

Bedroom 2

Double bedroom with double glazed window to the rear of the house, fitted wardrobes to one wall. There is a loft hatch giving access to the boarded roof space via integral ladder. Radiator.

Bedroom 3

Single bedroom with double glazed



window to the rear of the house, kitted out as a dressing room with fitted wardrobes to one wall, dressing table & storage. Radiator.

Bathroom

A smart & stylish bathroom fitted with a white suite comprising: bath with glass screen and shower over, pedestal basin with chrome mixer tap & WC. Part ceramic tiled walls, double glazed window to the front of the house. Radiator.

Outside

The house occupies a pleasant position tucked away at the end of Jordan Way, set in manageable gardens which are designed for a minimum of maintenance. The enclosed rear garden enjoys a sunny south west facing aspect with several patio areas, raised beds and mature borders giving a good degree of privacy. The front garden is hard landscaped and bordered by a mature laurel hedge. Wooden gates to the side of the house leading

General Information

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

Council Tax band C

Viewing by appointment

For sale by private treaty, subject to

contract.

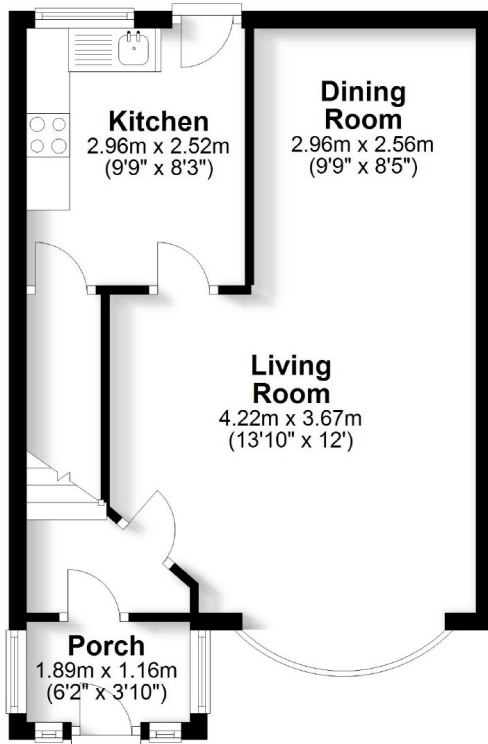
Vacant possession on completion.





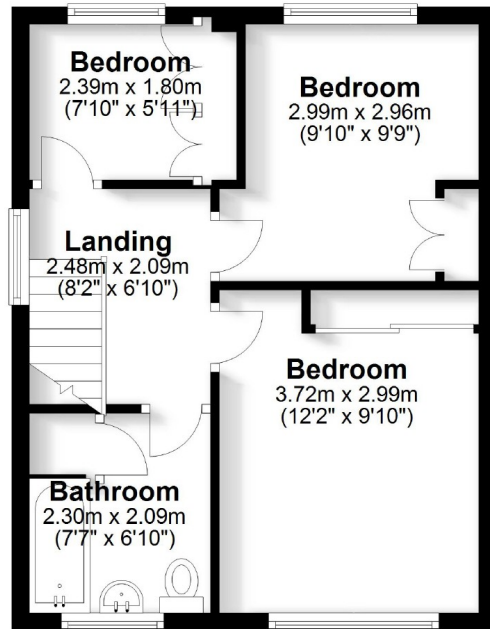
Ground Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



Total area: approx. 72.8 sq. metres (783.5 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



Energy performance certificate (EPC)

| | | |
|------------------------------------|--|---------------------------|
| 19 JORDAN WAY STONE ST15 8PD | | Energy rating D |
| Valid until 24 March 2031 | Certificate number 2411-5111-1611-9130-1135 | |

Property type

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).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)