



ESTATE AGENTS

... the key to a successful move



Keys Estate Agents

Stone Road, Meaford, Stone, Staffordshire, ST15 0QT

**Offers over
£285,000**

* COMPLETELY RENOVATED THROUGHOUT WITH CONTEMPORARY FINISHINGS

* SPACIOUS ROOMS THROUGHOUT * AMPLE PARKING

* BEAUTIFUL SETTING SURROUNDED WITH MATURE TREES

* CENTRALLY LOCATED WITH MAJOR COMMUTER LINKS CLOSE BY

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

READY TO MOVE THEN JUST PACK YOUR BAGS ... THIS IS A HOME IN WAITING FOR YOU ... Fully renovated throughout by the current owners this is a fantastic property is located on the periphery of the popular market town of Stone with its array of fine shops, bars and eating establishments. The accommodation boasts a spacious contemporary kitchen diner, lounge, three bedrooms and a bathroom, externally the property is surrounded by mature trees and planting, there is plenty of parking and the added bonus of major commuter links close by.

KITCHEN DINER 20'0" x 10'5" (6.1m x 3.2m)

Spacious, cooking, dining and entertaining space!



Kitchen Area

Fitted with a comprehensive range of wall and base units with co-ordinating worktops, integrated oven, four burner halogen hob and chrome extractor hob, one and a half bowl sink and drainer with mixer tap, integrated dishwasher, spaces for appliances. Ceiling light point, part wall tiled, ceramic tiled flooring, uPVC double glazed window



Dining Area

Ceiling light point, ceramic tiled flooring, radiator, uPVC double glazed window, uPVC double glazed stable door.



LOUNGE 13'1" x 11'5" (4.0m x 3.5m)

Ceiling light point, radiator, three uPVC double glazed windows providing dual aspect



INNER HALLWAY

Ceiling light point, access to loft space

MASTER BEDROOM 11'9" x 10'9" (3.6m x 3.3m)

Ceiling light point, radiator, uPVC double glazed boxed bay window, second uPVC double glazed window.



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BEDROOM TWO 12'9" into bay x 11'9" (3.9m into bay x 3.6m)

Ceiling light point, radiator, uPVC double glazed window



BEDROOM THREE 7'10" x 7'10" (2.4m x 2.4m)

Ceiling light point, radiator, uPVC double glazed window



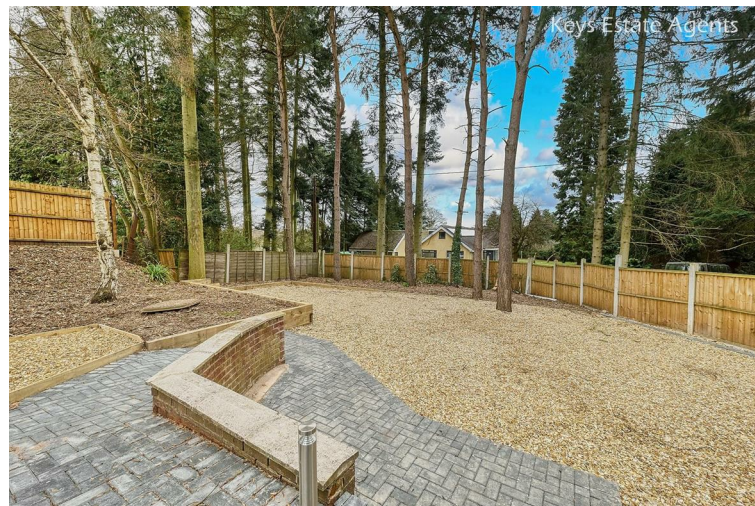
BATHROOM 9'2" x 9'2" (2.8m x 2.8m)

Fitted with a four piece modern white bathroom suite comprises: Double ended bath with chrome mixer tap, pedestal wash hand basin, low level w.c., large walk in shower enclosure. Ceiling light point, radiator, ceramic tiled flooring, full height uPVC panelled walls, uPVC double glazed window



EXTERNALLY

The property is situated on a good sized plot surrounded by mature trees, a gravelled driveway provides ample parking for several vehicles, patio areas provide the ideal space for entertaining with raised beds and landscaped gardens providing the finishing touches.



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SECURED ON IT. Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

GENERAL INFORMATION

Services

LPG Gas

Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Tenure

Assumed to be freehold.

Viewing

Strictly by appointment with the agents. 01782 268422

Council Tax Band

For details of council tax band telephone
(01782) 234567 S-O-T

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

MORTGAGE ADVICE

Independent Mortgage Advice with 100's of lenders to choose from.

Our Mortgage Adviser can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 268422.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no. 4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
Written quotations of credit terms available on request. A life assurance policy may be required