

# Rickerscote Road

Stafford, ST17 4HE



This property has to be viewed in order to be appreciated, it is deceptively spacious and has character throughout including two reception rooms, two conservatories, a modern kitchen and contemporary bathroom. Additional garden land available at £10,000.

£235,000



John German 

Entrance door opens into a conservatory which in turn has a door into the spacious lounge with a feature fireplace, modern wall hung electric fire and a spacious walk-in cupboard. A door opens to the stairs to the first floor and a separate dining room leads off with a window overlooking the rear.

Also off the lounge is the attractive kitchen fitted with a range of cream units, wood effect work surfaces and stainless steel accessories. There is a ceramic one and a half bowl sink and drainer, classic range style oven and feature wall tiling. A door leads to a second conservatory that overlooks the side and has doors out to three aspects.

Off the kitchen is a useful utility having space and provision for a washing machine, and a guest's WC with two-piece suite.

On the first floor there are three bedrooms all served by a spacious bathroom fitted with a white suite comprising bath with shower and screen above, WC and wash basin with integrated cupboard beneath. There is also a modern vertical radiator and a useful store off (restricted roof height).

Outside there is an ornamental slate terrace garden and there will be two allocated parking spaces at the front.

A further strip of land leads to a garden area that is available by separate negotiation at an additional asking price of £10,000.

### Notes

- 1) The house is situated off a shared private drive, subject to possible alteration however full vehicular and pedestrian rights will be granted to the property and its two parking spaces.
- 2) The property is situated in Flood Zone 1.
- 3) The property has a flying Freehold.
- 4) Planning application to build two new semi detached houses in the neighbouring area of land in addition to a conversion of a bungalow.

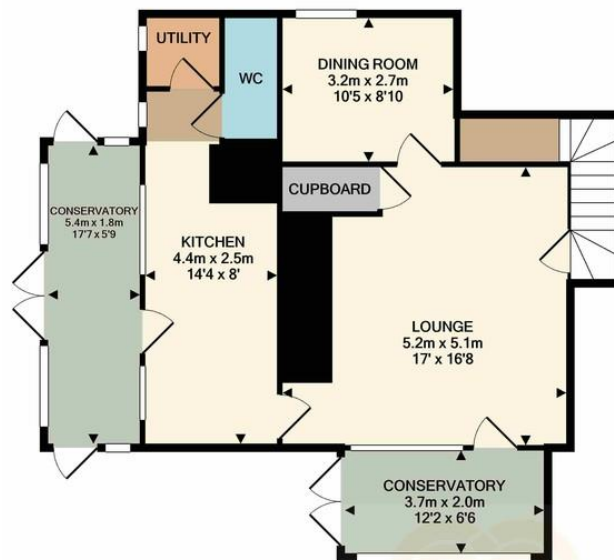
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, electricity and gas. No mains drainage, it is via a septic tank, located on the additional aforementioned section of land. Purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)  
[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/20042021

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band C







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77   C    |
| 55-68 | D             | 58   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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#### Agents' Notes

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#### Referral Fees

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