

# Victoria Street

Stone, Stafford, ST15 8HP



An excellent opportunity to acquire this traditional, two bedroomed, mid-terraced property, requiring modernisation and refurbishment. However, having the considerable benefit of a separate garage.

£135,000



John German

Accommodation comprises front living room with wide opening to the rear dining room and a useful cupboard beneath the stairs.

Off the kitchen leads to the ground floor bathroom with bath, wash basin and WC.

The first floor landing leads to the two bedrooms.

There is a shared pedestrian access with the neighbouring house to the side of the property which leads to the single Garage and additional garden area, with access off Edward Street.

The property is situated within easy access of the very popular canal town of Stone.

#### Agents Notes:

The property does require refurbishment. There is no central heating connected to the property.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

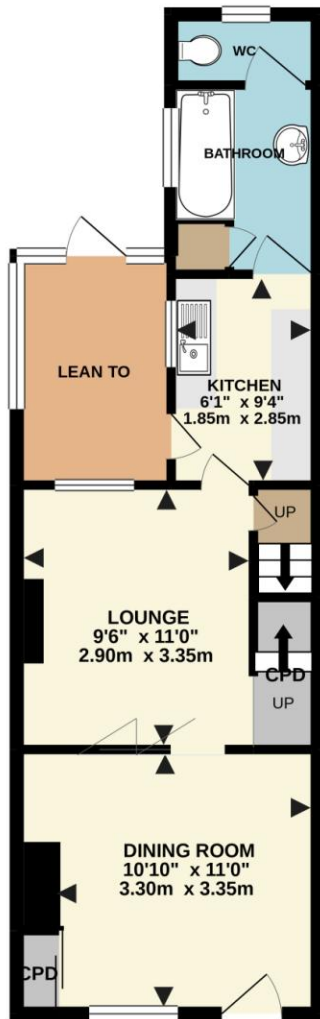
#### Useful Websites:

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

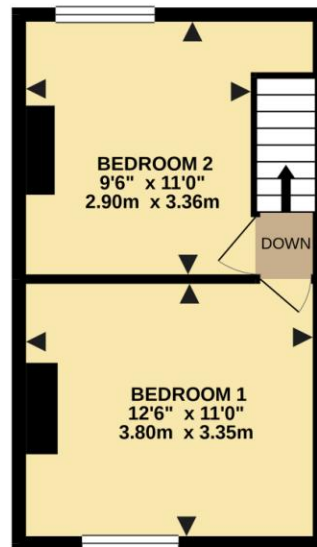
**Our Ref:** JGA/25052021

**Local Authority/Tax Band:** Staffordshire County Council / Tax Band B

GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G	17   g	



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#### Agents' Notes

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#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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