

Castle View

Stafford, Staffordshire, ST16 2EE



A tastefully presented traditional mid terrace house that has the benefit of gas central heating and modern uPVC double glazed windows, in a highly convenient location within walking distance of the town centre and railway station.

£135,000

John German

A front entrance door opens into the sitting room with exposed wooden floor and an original built-in cupboard. An inner hall has stairs to the first floor landing and gives access to the separate dining room/second reception room which has a cast fireplace (now ornamental) with an attractive tiled hearth. A door gives access to stairs leading down to a cellar.

To the rear a contemporary fitted kitchen has base and wall units, complementary modern tiled splash backs, and work surfaces incorporating a sink and hob plus an oven.

On the first floor are two bedrooms, one of which has a nursery/dressing room off. Completing the first floor is the bathroom with a bath having shower attachment above, pedestal wash basin and low flush WC.

Outside there is a rear yard with a gate leading to a mainly lawned garden beyond, also with a shed.

Please note there is a traditional right of access for neighbours between the yard and the garden.

The property is situated in a sought-after location within easy walking distance of the railway station that provides regular services operating to London Euston, some of which take approximately one hour and twenty minutes, and to Manchester and Liverpool.

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.

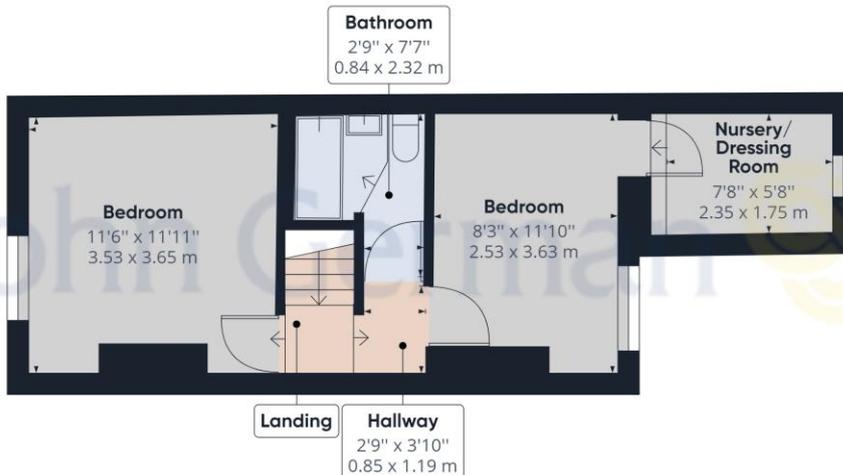
Useful Websites:

www.gov.uk/government/organisations/environment-agency

www.staffordbc.gov.uk

Our Ref: JGA/18032022

Local Authority/Tax Band: Stafford Borough Council / Tax Band A



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Approximate total area⁽¹⁾
710.22 ft²
65.98 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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