

Queensville
Stafford, ST17 4NJ



A particularly appealing and well presented mid terrace house situated in this very popular location that is exceptionally convenient for the town centre and Queens retail park.

NO UPWARD CHAIN

£190,000

John German

The property is very conveniently situated within walking distance of the town centre. Stafford has an intercity railway station with regular services to London Euston, some of which take only approximately one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 Toll.

Accommodation – Step inside the sitting room with a front facing window, pebble effect fire, downlighting and stairs to the first floor having a useful cupboard beneath.

The dining kitchen has an attractive and comprehensive range of cream coloured high and low level units, contrasting granite effect work surfaces incorporating a one and a half bowl sink and drainer and contemporary tiled splash backs. A ceramic hob has a concealed extractor fan above and oven beneath alongside an integrated fridge plus space and provision for a washing machine. There is downlighting and a wood effect floor that extends into the dining area.

On the first floor there are two bedrooms, one of which has a walk in wardrobe and both have original feature and now ornamental fireplaces. The rear bedroom enjoys views over the garden and pleasant aspect beyond.

The attractively appointed bathroom has a white suite comprising bath with electric shower and screen above, pedestal wash hand basin, WC and tasteful tiling.

Outside – The property stands back beyond a terrace garden which has a particularly appealing wrought iron gate and railings. To the rear lies a very pleasant and good sized lawned garden with a garden store and paved terrace.

Note: There is a right of way across neighbouring properties for access of bins etc.

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.

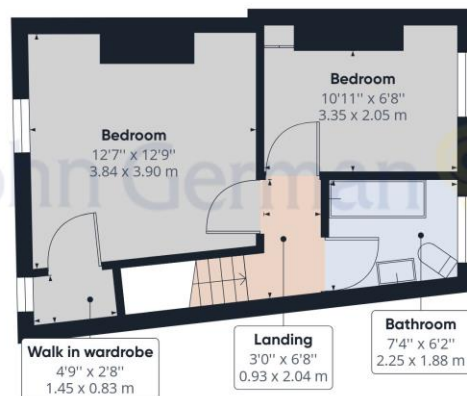
Useful Websites: www.staffordbc.gov.uk
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/12042023

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



Ground Floor



Floor 1

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Approximate total area⁽¹⁾
 651.93 ft²
 60.57 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		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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