

Avon Rise  
Stafford, ST16 3XR



An excellent family link semi detached house which is situated in this extremely popular location, convenient for the county town of Stafford.

£225,000

John German

The porch has a tiled floor and leads into a reception hall which again has a tiled floor and stairs rising to the first floor landing.

The well proportioned lounge and dining area is dual aspect having front and rear facing windows, in addition to a French style door to the sun terrace and garden. There is a fire surround with marble hearth and inset, and a coal effect gas fire.

The kitchen has an attractive range of units with contrasting granite effect work surfaces, a stainless steel sink and drainer, gas hob and double oven beneath. The separate utility is spacious and has space and provision for domestic appliances and also a tiled floor.

The first floor landing leads to three bedrooms, the second bedroom has built in wardrobes.

The tastefully appointed shower room has a shower, wash basin with integrated modern drawer unit beneath, WC and chrome radiator.

Outside, the property stands back from the road in a slightly elevated position with fore garden and block paved drive leading to the garage which also has an internal door to the utility room.

To the rear of the property there is a superb deep Indian stone sun terrace and dwarf height wall, Indian stone steps and a path to a slightly raised area of the garden.

The property is situated in the exceptionally popular location and is convenient for the county town centre of Stafford. Stafford has a mainline intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

**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)

[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/25092023

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











Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	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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