



An attractive three-bedroom family home offered to the market with no upward chain situated within a popular residential area of Stafford.

£210,000



John German are delighted to offer to the market with no upward chain this well presented three bedroom end of terraced home located on Gibson Close in Stafford. This family home is situated in a popular and convenient location handy for Stafford's town centre with its range of shops, supermarkets, bars and restaurants. For commuters it has its town intercity railway station providing regular services to London Euston taking approximately one hour and twenty minutes, and junctions 13 and 14 of the M6 provide direct access into national motorway network. For schooling it falls in the catchment areas of John Wheeldon Primary Academy and Sir Graham Balfour High School.

Internally, the entrance door opens into the hallway with wooden effect flooring and doors off into the kitchen, integral garage and lounge/diner.

The kitchen is fitted with a range of matching wall and base units with laminate work surfaces over, tiled splashbacks, inset stainless steel sink, uPVC double glazed window to the front aspect and a ceiling light point.

Moving on through the hallway, the spacious lounge/diner features carpeted stairs rising to the first-floor landing, uPVC double glazed window to the rear aspect and glazed sliding doors leading into the conservatory.

Upstairs, there are three well-proportioned bedrooms, two doubles and one smaller single bedroom ideal as a nursery or a home office for those looking to work from home. The master bedroom benefits from its own en-suite shower room. The other two bedrooms are serviced by the family bathroom.

Outside, to the front of the property is a driveway providing off-road parking for various vehicles. To the rear of the property is an enclosed garden with a large patio seating area and lawned garden perfect for summer entertaining.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/20032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

	
<p>Ground Floor</p>	
	<p>Approximate total area[®]</p> <p>982.22 ft² 91.25 m²</p> <p>Reduced headroom</p> <p>4.85 ft² 0.45 m²</p>
<p>Floor 1</p>	
	(1) Excluding balconies and terraces
	Reduced headroom Below 5 ft/1.5 m
	While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
	Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.
	GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
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naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS
UK

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

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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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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