



## 23 Victor Street

Stone, ST15 8HH

£174,950

**Tinsley  
Garner**

independent property expertise



Quite probably one of the loveliest traditional mid terrace properties in Stone, but don't take our word for it, have a look for yourselves. Completely renovated throughout by the present owner & offering good size accommodation comprising: two reception rooms, fully fitted kitchen with appliances, three bedrooms (two doubles & one single) plus a stylish bathroom including an electric shower. Also benefitting from Upvc double glazed windows & doors throughout, Worcester gas combi central heating boiler & a lovely enclosed rear garden. Located just a short walk from Stone town centre & the railway station. No Upward Chain - Early Viewing Essential.

# 23 Victor Street

Stone, ST15 8HH

## Entrance

Upvc front door with window light above opens to the lounge.

## Lounge

A cosy reception room with chimney breast inset living flame gas fire, Upvc double glazed window to the front elevation, oak effect laminate flooring, radiator, Virgin media connection & cupboard housing the electricity & gas utility meters.

Doorway to the dining room.

## Dining Room

A spacious dining room offering a Upvc double glazed window overlooking the rear courtyard & garden, inset living flame gas fire, large under stairs storage cupboard, radiator & oak effect laminate flooring.

Doorways to the kitchen & first floor stairs.

## Kitchen

A modern kitchen fitted with oak effect wall & floor units, black marble effect work surfaces with matching upstands & an inset 1½ bowl sink & drainer with chrome mixer tap. Two Upvc double glazed windows to the side & rear aspects, radiator, tile effect laminate flooring & Upvc part double glazed external door to the rear courtyard & garden. Appliances including: ceramic electric hob with stainless steel splash-back, extractor hood & light above, integral electric oven, plumbing for both a washing machine & dishwasher plus space for an upright fridge freezer.

## First Floor

### Stairs & Landing

With carpet throughout, recessed ceiling lights & central heating thermostat.

### Master Bedroom

Offering a Upvc double glazed window to the front of the property, built-in wardrobes & storage, radiator & carpet.

### Bedroom Two

A second double bedroom with built-in wardrobes & storage, Upvc double glazed window overlooking the rear garden, radiator, carpet & cupboard housing the Worcester gas combi central heating boiler.

### Bedroom Three

With Upvc double glazed window to the front aspect, radiator & carpet.

### Bathroom

A modern bathroom fitted with a white suite comprising: low level push button WC, vanity wash hand basin with chrome taps, standard bath, panel, shower rail & curtain with chrome taps & Mira Vie electric shower system above. Upvc obscure double glazed window to the rear aspect, fully tiled walls, radiator, combination strip light shaver point & tiled floor.



## Outside

The well stocked pretty rear garden offers a brick courtyard with timber sleeper steps before a pathway, lawn, borders, paved area, timber fence panelling & small shed. There is side access to the rear garden via a secure doorway & passage leading from the front of the property

## General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax B

## Services

Mains gas, water, electricity & drainage.

Gas central heating.

## Viewings

Strictly by appointment via the agent.

### Energy Performance Certificate



**23, Victor Street, STONE, ST15 8HH**

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 29 November 2019  
**Date of certificate:** 29 November 2019

**Reference number:** 2218-2903-7219-0751-1980  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 77 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

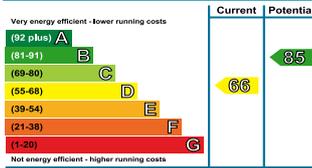
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,367</b>
<b>Over 3 years you could save</b>	<b>£ 609</b>

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 177 over 3 years	
Heating	£ 1,806 over 3 years	£ 1,374 over 3 years	
Hot Water	£ 306 over 3 years	£ 207 over 3 years	
<b>Totals</b>	<b>£ 2,367</b>	<b>£ 1,758</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

#### Top actions you can take to save money and make your home more efficient

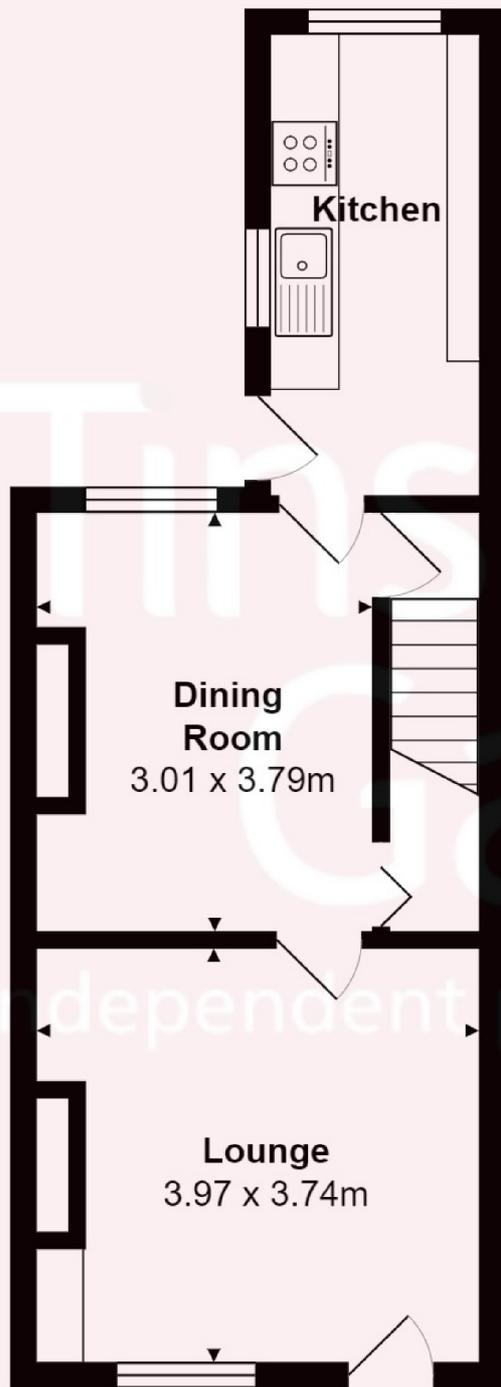
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 126
2 Internal or external wall insulation	£4,000 - £14,000	£ 231
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 84

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

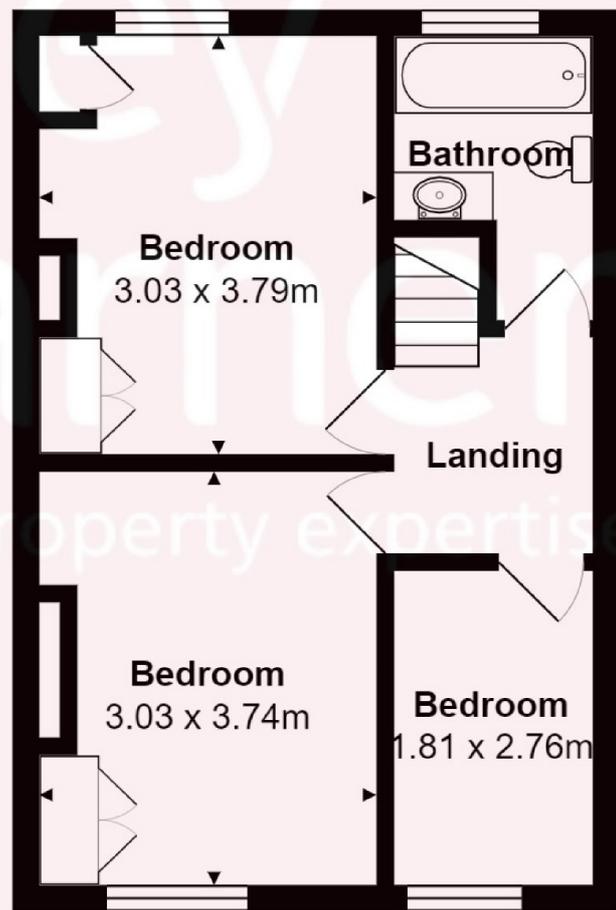
Page 1 of 4





**Ground Floor**

Total Area: 76.9 m<sup>2</sup>  
 All contents, positioning & measurements are approximate and for display purposes only  
 Plan produced by Thorin Creed



**First Floor**