

Sandon Road
Stafford, , ST16 3ES



FLOORPLAN AVAILABLE: A newly refurbished three bed detached property just off the town centre in Stafford. It has been newly decorated with new carpets and is ideal for a single person or couple - on street parking.

£670 pcm

John German

Situated just off Stafford town centre on Sandon Road is this three bed detached home. It has been newly decorated and has new flooring fitted and is ideal for a long term tenant.

The front door opens directly into the spacious lounge which has plenty of space for a dining area if you wish. It has a new carpet fitted and white painted beams to the ceiling. There is a fireplace with hearth however no fire is fitted. The open plan stairs lead up to the first floor and there is a door through to the kitchen.

The modern kitchen has a range of wall and base units with appliances space for a fridge/freezer and a dishwasher and it is fitted with an electric fan oven, gas hob with stainless steel extractor. It is complimented with black tiling and flooring. The rear door leads out to a small courtyard ideal for a barbeque/seating area.

A door leads into another spacious room which could either be used as a separate dining room or a home office.

To the first floors are three really good sized bedrooms plus there is a bathroom with separate toilet. The bathroom has a shower over the bath and is fitted with a white suite.

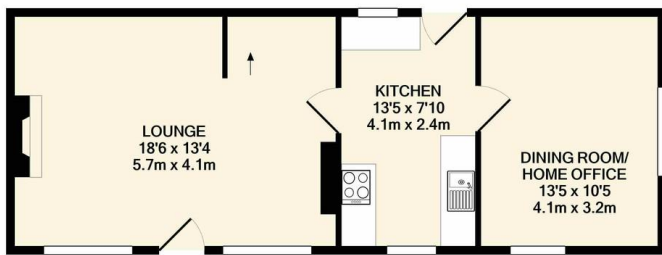
The property benefits from gas central heating and double glazing - please note that there is only on street parking offered with this

property.

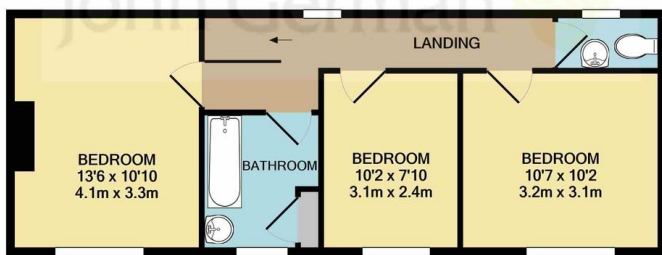
This property is Unfurnished

Council Tax Band: B

Ref: JG



GROUND FLOOR



1ST FLOOR

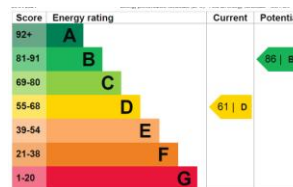
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents' Notes

As part our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit: <http://www.johngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our lettings 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. None of these services or appliances to the property have been tested.

Referral fees

We routinely refer our landlords and tenants to Let Alliance for insurance advice. It is your decision whether you choose to deal with Let Alliance. In making that decision, you should know that we receive 20% commission for insurance products sold which is worth approximately £45 per policy. Where we arrange for an EPC to be provided on behalf of a client, we charge an administration fee of £96 which covers arranging the inspection, collection of keys (if necessary) and the survey. Of the total cost John German retains on average £30 to cover the administration of this process. If you require any financial advice we may refer you or the tenant to APR Money Limited for advice on mortgage products available. It is the decision of the landlord or tenant whether they choose to deal with APR Money Limited. In making that decision, you should know that we receive approximately £60 per referral from APR Money Limited.



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