



**Estate Agents
Letting Agents
Surveyors & Valuers**

23 - 25 High Street
Newport
Shropshire
TF10 7AT
01952 812519
sales@tempertons.co.uk



60 Impstones, Gnosall, Stafford, ST20 0DH

Offers In The Region Of £169,950

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The popular village of Gnosall lies approximately 6 miles from Newport and 7 miles from the county town of Stafford. There is also a good bus service to Newport and Telford to the West, and Stafford to the East, with it's main line railway station and greater range of high street shops and amenities. Gnosall is served by it's own shops, comprehensive local services and public houses, with easy access to nearby countryside.

The property in more detail:-

uPVC panelled front door into an enclosed

Porch

with wall light and double glazed side panel. Door into

Hallway

11'9" x 5'11" (3.60 x 1.82)

having radiator and useful understairs recess.

Kitchen

11'9" x 8'7" (3.60 x 2.63)

having a range of fitted cupboards and drawers with contrasting work surfaces. Includes inset stainless steel sink and drainer unit. Space for stand alone cooker. Plumbing provision for washing machine. Space for undercounter fridge and dryer. Double glazed window and front aspect. Radiator.

Note: cooker and washing machine available for purchase by separate negotiation.

Full Width Lounge

14'11" x 11'7" (4.55 x 3.55)

with decorative fireplace surround and tiled hearth having modern electric fire. Coved finish to ceiling. Radiator. Double doors open to

Sun Room

10'7" x 10'7" (3.24 x 3.23)

having laminate flooring and double doors opening to the rear garden. Built-in Store (1.83m x 1.65m).

Stairs from the hallway rise to the first floor.

Landing

having radiator and access hatch to loftspace.

Bedroom One

14'11" x 10'9" (max) (4.55 x 3.28 (max))

with rear aspect double glazed window and radiator.

Bedroom Two

12'8" x 8'7" (3.87 x 2.64)

having built-in cupboard housing central heating boiler. Radiator and double glazed window with front aspect.

Shower Room

5'11" x 5'9" (1.81 x 1.77)

with low profile shower cubicle and chrome faced mains shower. Pedestal wash hand basin. Close coupled W.C. Radiator and double glazed window.

Outside

The property is approached off Impstones over a shared residents parking area leading to the front garden, having a concrete central path and side borders. The fully enclosed rear garden enjoys a most private sunny aspect laid to shaped lawns, pavings and well established mature side borders. There is a shared path to the rear providing further access to the front for bin storage etc.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Stafford Borough Council, that the property is in Band B.

EPC RATING: C (75)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. Vendor has made us aware that there are not mobile black spots within the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable. (e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are unaware of any onerous rights or restrictions affecting the property. The owner has the right to access a shared path to the rear of the property which provides access to the bin store etc.

FLOODING ISSUES: The property has not been subject to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any developments or permissions that may impact the property.

COAL FIELDS/MINING: The vendor is not aware of any mining related issues having affected the property.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519
Email: sales@tempertons.co.uk

DIRECTIONS: From Newport take the A518 towards Stafford. As you enter the village of Gnosall, take the first right past the Navigation Inn into Mill Lane. At the T junction turn left onto Wharf Road, follow it and take the right turning into Impstones. The property can be found on the right hand side.

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or

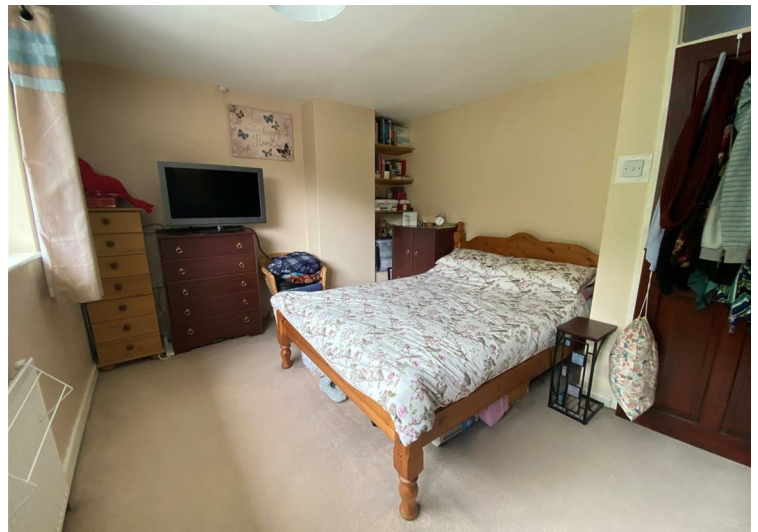
furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Smart Search or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £25.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	82
England & Wales		EU Directive 2002/91/EC

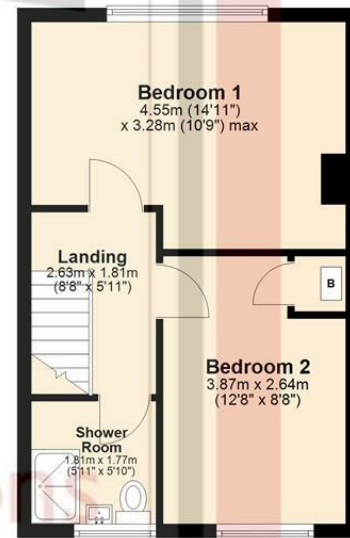
Ground Floor

Approx. 49.7 sq. metres (535.4 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.0 sq. feet)



Total area: approx. 82.7 sq. metres (890.5 sq. feet)

This plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.
Plan produced using PlanUp.

60 Impstones, Gnosall, Stafford

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.