



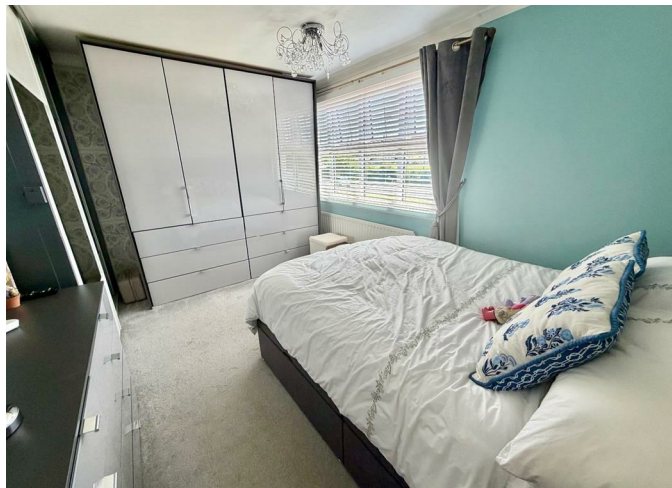
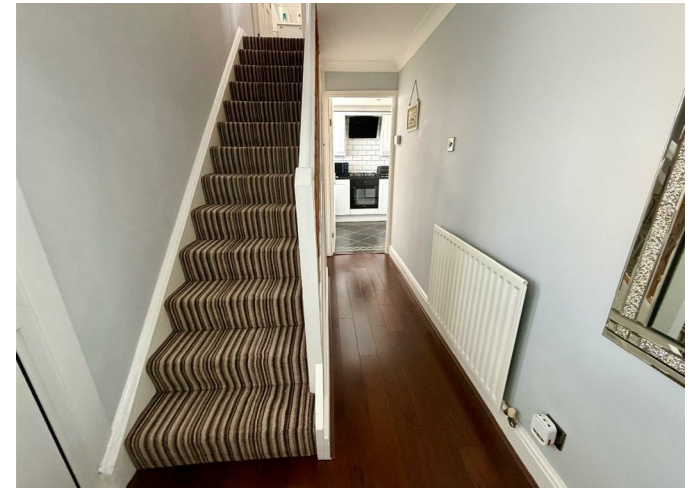
**Stapleford Road, TS3 0QW**  
**3 Bed - House - Mid Terrace**  
**£100,000**

**Council Tax Band: A**  
**EPC Rating: D**  
**Tenure: Freehold**



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## Stapleford Road, TS3 0QW

A well-presented three-bedroom mid-terraced home, situated in the popular TS3 area and a great opportunity ideal for first-time buyers and investors alike.

The ground floor accommodation briefly comprises; front porchway, leading directly into a spacious open-plan kitchen diner, a separate family sitting room and a rear hallway which provides access to the rear porch. To the first floor, the landing leads to two generous double bedrooms, both benefiting from fitted wardrobes, and a single bedroom. There is also the family bathroom suite. Externally to the front of the property is a paved garden with gated access. To the rear, there is a well-maintained garden featuring astro-turfed and seating areas. There is also the benefit of the rear garage. Viewing's come highly recommended to fully appreciate.

Please note the property is non standard construction

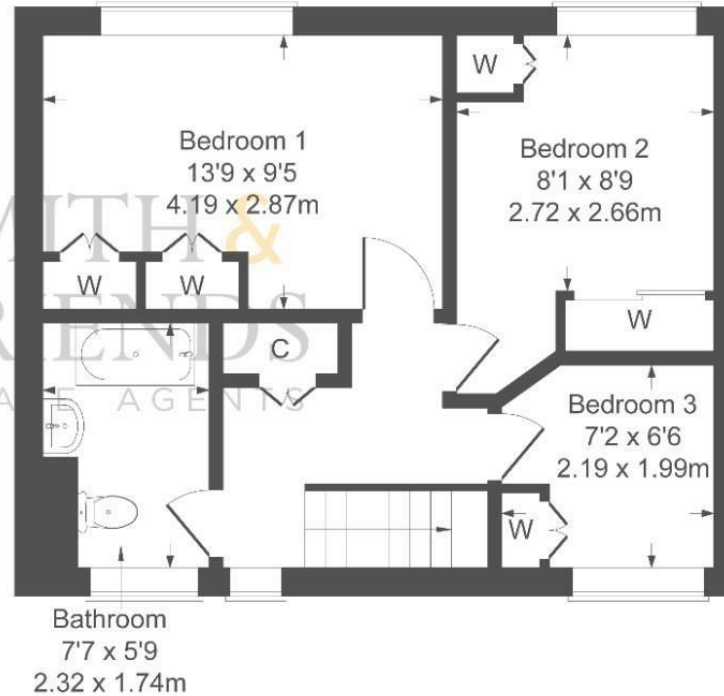


# Stapleford

Approximate Gross Internal Area  
893 sq ft - 83 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 80        |
| (55-68) D                                   | 61                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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