



17 Ingestre Road, Stafford ST17 4DJ

Dixon & Co

Sales Lettings Commercial

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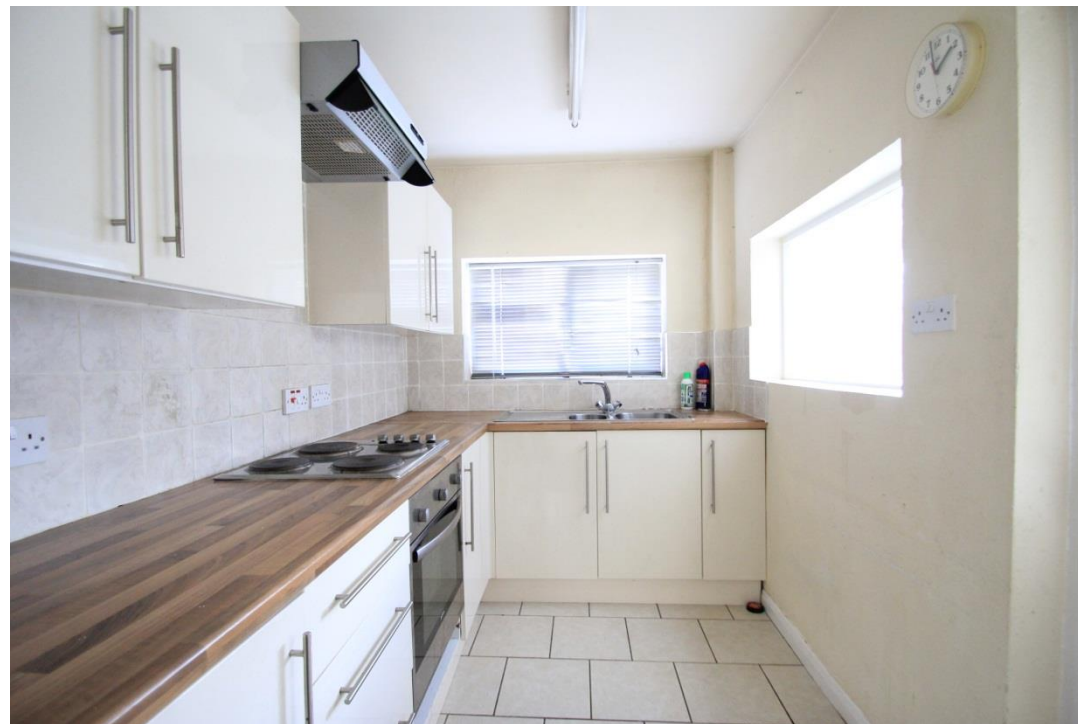
Set within walking distance of the town we offer a charming 3 bedroomed mid terraced property in a perfect position to access Stafford Town Centre.

Stafford itself offers a wide range of facilities including high street shops, restaurants and entertainment. With easy access to the M6 motorway at both junctions 13 and 14 and Stafford Railway station providing mainline services to London, Manchester, Birmingham and Liverpool, this is ideal for commuters.

**Reception Room:** Set to the front of the property with a tiled fireplace ideal as a lounge or dining room, a light and airy space ideal for relaxing or entertaining.

**Lounge:** Set to the rear aspect boasting a modern open plan design, with access to the Kitchen. A gas fire with tiled hearth is the focal point of the room with very useful shelving fitted to the side of the chimney breast.

**Kitchen:** Fully fitted with high gloss cupboards and wood effect work surfaces this is a neutral space in which to create your culinary delights in. There is an electric hob with extractor hood.



**Conservatory/utility:**

A very useful addition to the property, there is plumbing for a washing machine and room for furniture to enjoy relaxing in the light space, perfect for summer days. With the door leading onto the garden it brings the outside in.

**Cellar:**

Fantastic for storage



### Master Bedroom:

Situated to the rear aspect a double room with built in storage area

Bedroom 2:

Another double bedroom to the front of the property again with storage space.

Bedroom 3:

With front aspect a lovely bright single room.



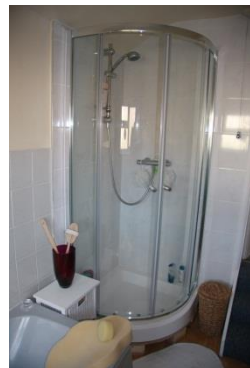
### Family Bathroom:

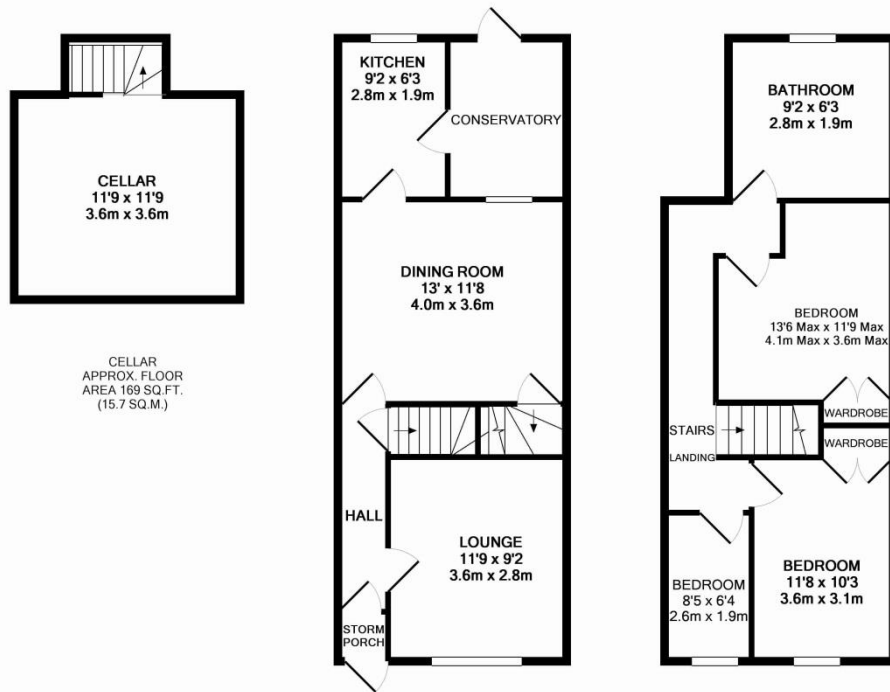
A white suite comprising; bath, separate shower cubicle, w/c and washbasin.

### Garden:

Enclosed garden and patio area a blank canvas to explore your gardening skills.

**Parking:** On road parking easily available outside the property.





CELLAR  
APPROX. FLOOR  
AREA 169 SQ.FT.  
(15.7 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 462 SQ.FT.  
(42.9 SQ.M.)

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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1ST FLOOR  
APPROX. FLOOR  
AREA 429 SQ.FT.  
(39.8 SQ.M.)

## Energy Performance Certificate



17, Ingestre Road,  
STAFFORD,  
ST17 4DJ

Dwelling type: Mid-terrace house  
Date of assessment: 17 October 2009  
Date of certificate: 19 October 2009  
Reference number: 9438-0974-6290-6681-8054  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 85 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	59	65	(39-54) <b>E</b>	52	59
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

### England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

### England & Wales

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	331 kWh/m <sup>2</sup> per year	280 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.7 tonnes per year	4.0 tonnes per year
Lighting	£57 per year	£43 per year
Heating	£706 per year	£615 per year
Hot water	£108 per year	£95 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

### 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. Dixon Estates (Stafford) Ltd 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. MEASUREMENTS Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.