



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

## 2 BEDROOM TERRACED COTTAGE FOR RENT - £1,050 PER MONTH

FIELD TERRACE, STONE, STAFFORDSHIRE, ST15 8HG



### KEY FEATURES

• 2 BEDROOM EDWARDIAN TOWN HOUSE • LOUNGE • MODERN KITCHEN DINER • UTILITY/GUEST CLOAKROOM • TWO DOUBLE BEDROOMS • STYLISH FAMILY BATHROOM • FULLY ENCLOSED REAR GARDEN • OVERLOOKING STONEFIELD PARK

STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

T: 01785 338 570

E: [sales@austinandroe.co.uk](mailto:sales@austinandroe.co.uk) | [lettings@austinandroe.co.uk](mailto:lettings@austinandroe.co.uk)

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## DESCRIPTION

Austin & Roe have pleasure in offering For Let this beautiful Two Bedroom Edwardian Town House, in sought after location and within walking distance of the Town Centre and Railway Station. There is easy access to the Motorway Network via the M6.

The property comprises an Entrance Hallway, Lounge, Kitchen/Diner, Utility/Guest Cloakroom on the Ground Floor; on the First Floor is the Landing, Two double Bedrooms and the Family Bathroom. The property benefits from Gas Central Heating and Double Glazing.

At the front of the property is street parking, to the rear is a fully enclosed low maintenance garden, with a decked area for alfresco dining and outdoor entertaining, a gravel garden with mature plants, a small storage shed and area for refuse bins and a backdrop of matured well maintained hedging.

Available 5th May 2025

The Council Tax band is B  
Mains Electricity & Gas  
Mains Water, Drains and Sewerage  
Broadband FTTC  
Mobile Coverage  
Low risk of flooding.

## LOCATION

Take Radford Street out of Stone, turning left after the bridge onto the Outon Road and second left onto Field Terrace.

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82  B
69-80	C		
55-68	D	66  D	
39-54	E		
21-38	F		
1-20	G		

## TENANCY INFO

No Tenant Fees payable.

Deposit is one month's rent.



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