



74 Greensome Lane, Doxey, Stafford, ST16 1EU

Dixon & Co

Sales Lettings Commercial

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Ideal for Investors, first time buyers, or those wishing to downsize, this 1 bedroom, first floor property at 74 Greensome Lane is immaculately presented and is ready for rental for investment purposes PROVIDING AN ANNUAL INCOME OF £5070- 6.9% yield ,or as a first step onto the property ladder. With OVER 140 years remaining, this Leasehold property has a lot going for it; a white bathroom suite, gas warm air central heating, a fully fitted kitchen and a separate garage.

With several on street car parking spaces available and the benefit of great commuter links, this is a useful addition to a property investors' portfolio.

Close to Stafford Town Centre and with good motorway links at junctions 13 & 14 of the M6 Motorway and Stafford Railway Station providing rail services to London Euston, Birmingham, and Liverpool & Manchester; this property is ideally located for commuters.

The neutral décor throughout this attractive property is extremely appealing to both landlords and tenants; with plain neutral carpet in the bedroom and lounge and tiled flooring in the kitchen. This blank canvas is ready to be occupied; with the minimum amount of maintenance and with the maximum amount of opportunity. This self-contained apartment makes full use of space, with the kitchen housing a range of built in wall and base units, housing integrated appliances, including a double oven and gas hob. An overhead extractor keeps this area fresh. The bedroom has useful storage with the benefit of built in wardrobes.





Energy Performance Certificate



74, Greensome Lane, STAFFORD, ST16 1EU

Dwelling type: Top-floor flat
Date of assessment: 02 July 2015
Date of certificate: 02 July 2015
Reference number: 0628-1078-6203-9505-9984
Type of assessment: RdSAP, existing dwelling
Total floor area: 32 m²

Use this document to:

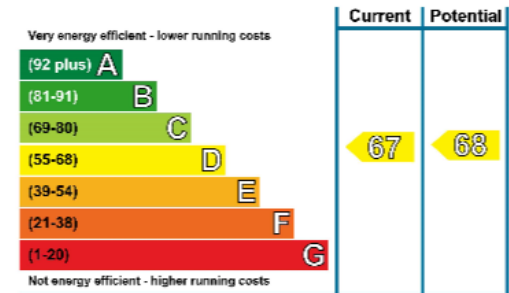
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,461
Over 3 years you could save	£ 69

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 72 over 3 years	
Heating	£ 510 over 3 years	£ 516 over 3 years	
Hot Water	£ 804 over 3 years	£ 804 over 3 years	
Totals	£ 1,461	£ 1,392	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

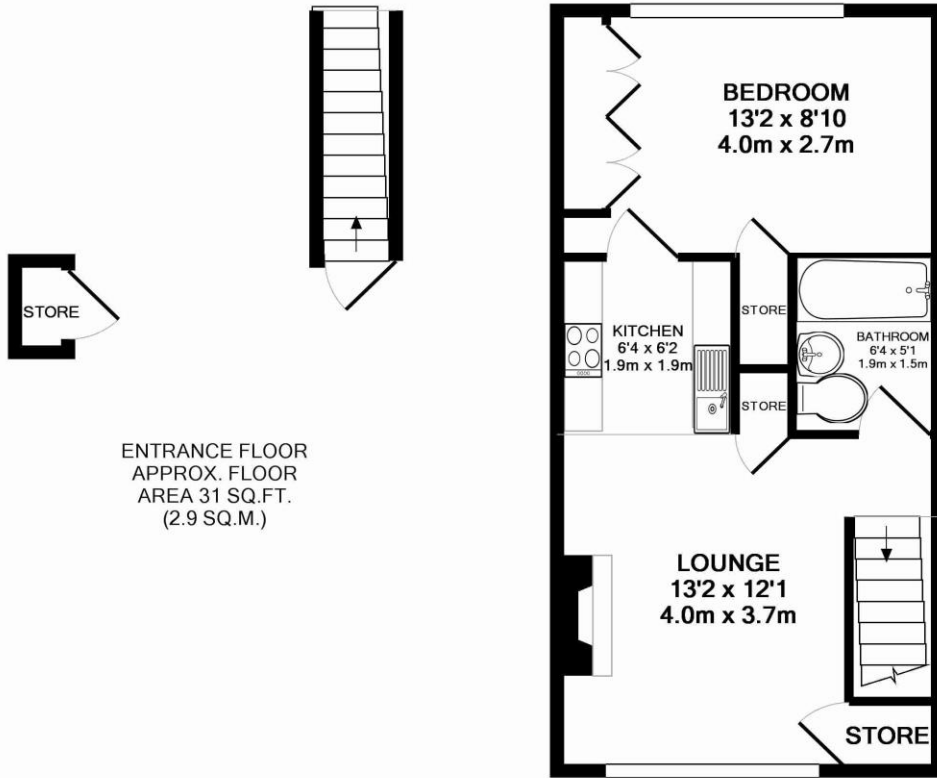
The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£25	£ 66	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



ENTRANCE FLOOR
APPROX. FLOOR
AREA 31 SQ.FT.
(2.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 391 SQ.FT. (36.3 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
Made with Metropix ©2015

Bathroom: This contemporary bathroom has a white suite which will not date and comprises; P-shaped bath with overhead electric shower, w.c and pedestal wash hand basin. White tiling with a contemporary mosaic border is completely on trend and offers the occupiers ease of maintenance.



Exterior: A bin storage area is located on the ground floor adjacent to the front entrance door.



The property benefits from a single garage in a purpose built block located to the right of the development.

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.

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