

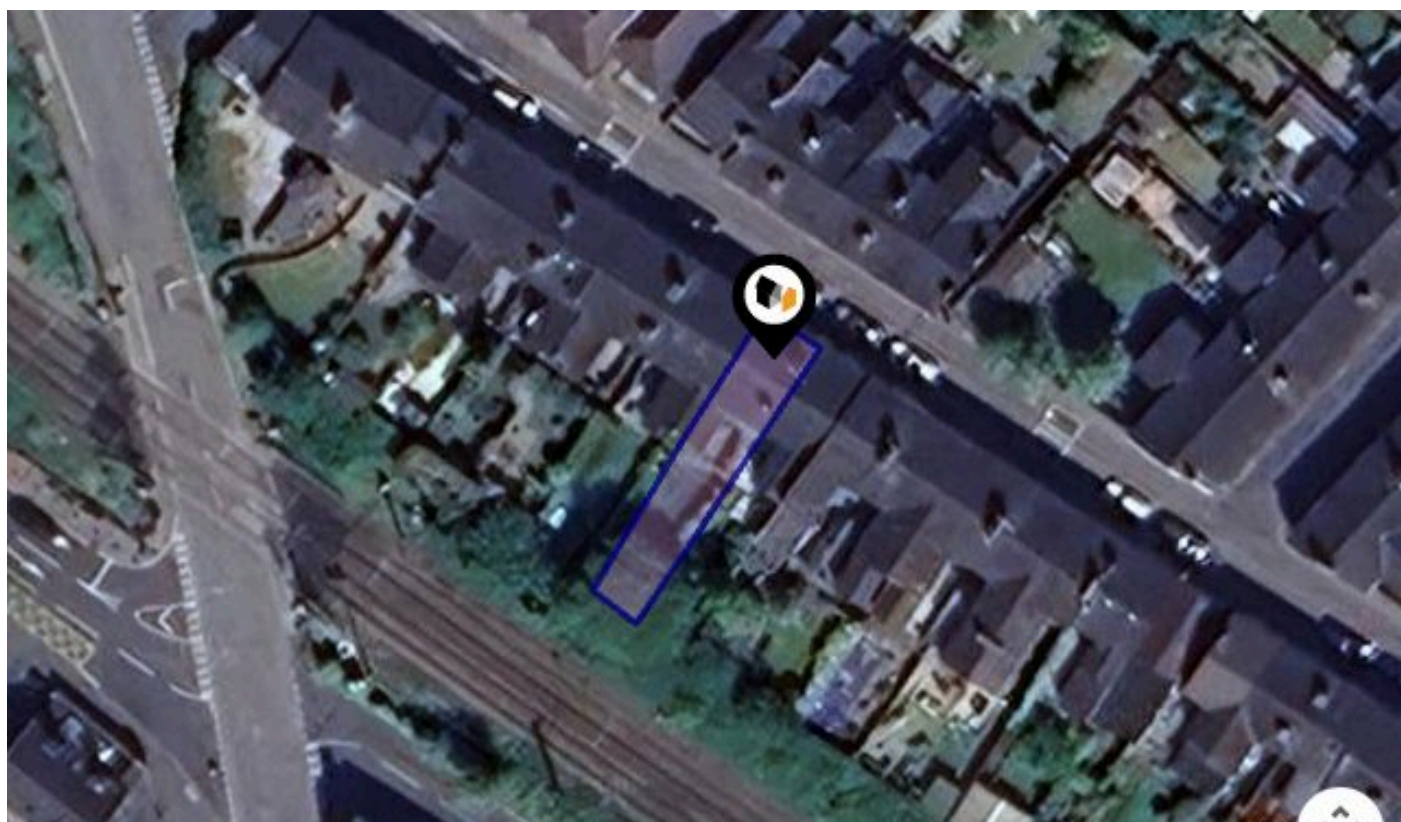


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 07<sup>th</sup> August 2025**



**VICTOR STREET, STONE, ST15**

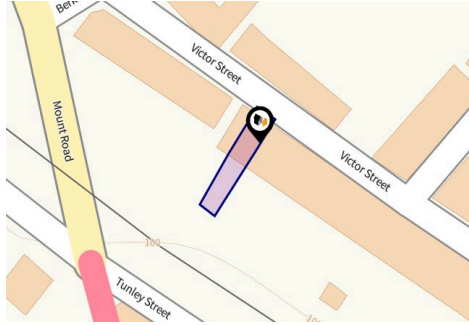
**butters john bee**

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www.buttersjohnbee.com



## Property

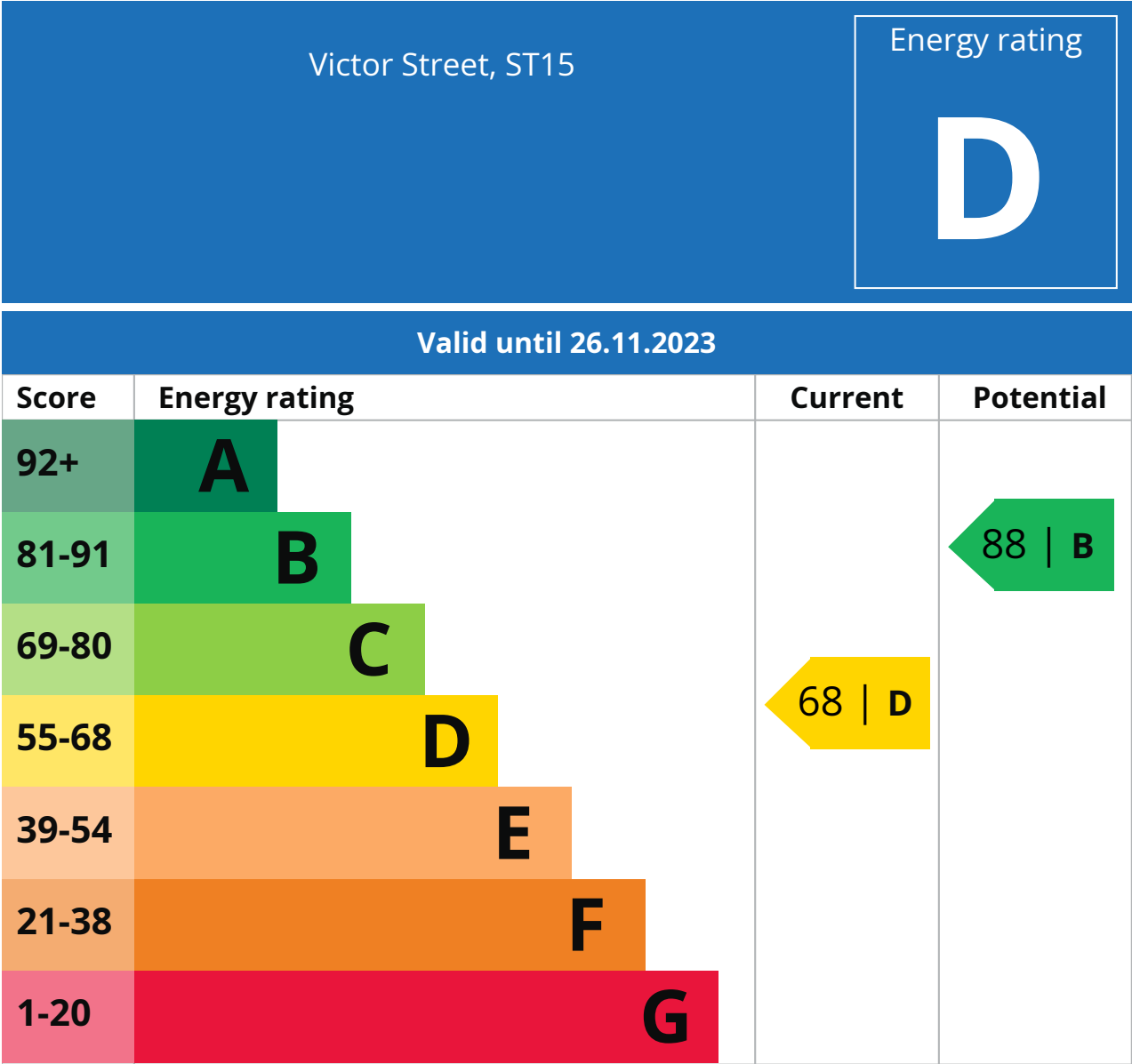
Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,108 ft <sup>2</sup> / 103 m <sup>2</sup>		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,720		
Title Number:	SF449381		

## Local Area

Local Authority:	Stafford	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Kirkton			
Flood Risk:				
● Rivers & Seas	Very low	19 mb/s	80 mb/s	1800 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

# Property

## EPC - Certificate



### Additional EPC Data

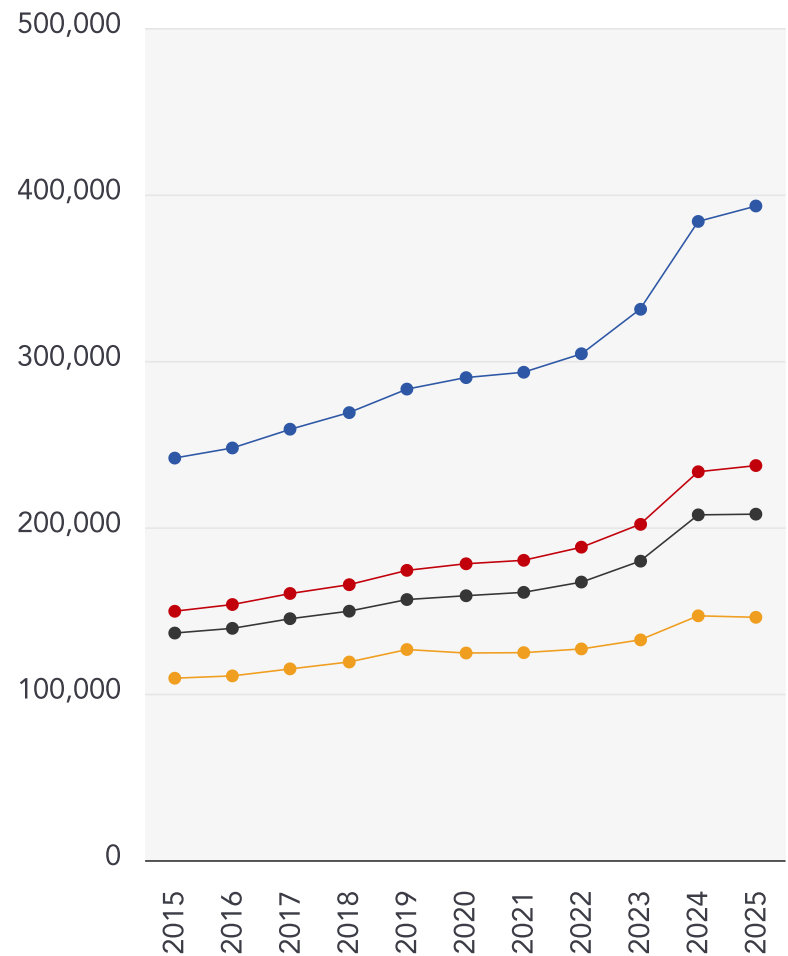
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<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 8% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	103 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in ST15



Detached

**+62.7%**

Semi-Detached

**+58.53%**

Terraced

**+52.35%**

Flat

**+33.48%**

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## Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by butters john bee and therefore no warranties can be given as to their good working order.

# butters john bee

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