



**MARSTON, STAFFORD, ST18**  
£1,750 per month\*

**Carter Jonas**



# MARSTON, STAFFORD, ST18

A detached four bedroom house situated within the Village of Marston.

Accommodation comprises Entrance Hall, Sitting Room, Dining Room, Conservatory, Kitchen, Downstairs Cloakroom and Utility Room. To the first floor are four bedrooms, two ensuite shower room and separate family bathroom..

Externally, there is a double garage with an office, garden and off road parking.

Available unfurnished from Early December for an initial 12 month tenancy.

EPC - D Council Tax Band D - Please see Stafford Borough Council for current costs.

Pets considered. No access to loft.

Mains electricity and water are connected to the property. Drainage is to a septic tank. Oil central heating. Internet & Mobile Further information on availability and speeds can be found at checker.ofcom.org.uk. Flood Zone 1 - Low Risk

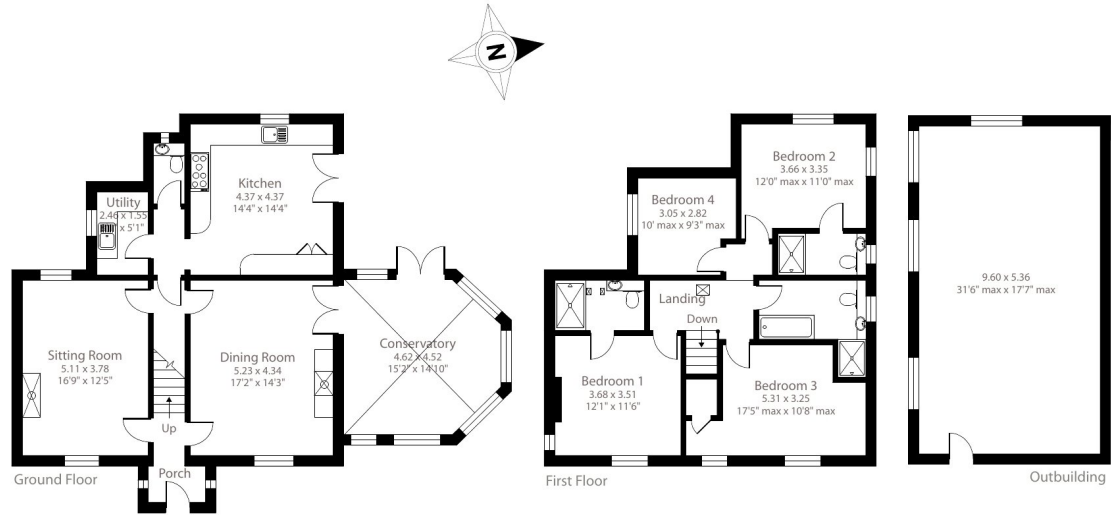
Holding deposit of 1 week's rent £403

- Council Tax = D
- Deposit Required = £2019.00
- Minimum term 12 months
- Sitting Room
- Dining Room
- Four Bedrooms
- Two Ensuities
- Separate Family Bathroom
- Garage
- Parking
- Unfurnished
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		101
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

## Marston Villa, Marston, Stafford, ST18

Approximate Area = 1824 sq ft / 169.4 sq m  
Outbuilding = 550 sq ft / 51 sq m  
Total = 2374 sq ft / 220.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Carter Jonas. REF: 1208662



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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