



£172,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: A

Stafford

Pope Gardens
Stafford Staffordshire



A deceptively spacious, three bedroom property, ideal for first time buyers or investment, an internal viewing is strongly advised to appreciate the size of accommodation on offer.

Internally comprising of an entrance hallway, guest W.C, spacious fitted breakfast kitchen and a large living room with double glazed, double doors leading into the rear garden. To the first floor there are three good sized bedrooms, bathroom and separate shower cubicle. Externally the rear garden is mainly paved for ease of maintenance.

- Good Sized Three Bedroom Property
- Spacious Breakfast Kitchen & Guest W.C
- Good Sized Living Room With French Doors
- Guest W.C, Shower Cubicle & Bathroom
- Easy Maintenance Rear Garden
- Ideal For First Time Buyers

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hallway

Having radiator, wood effect laminate flooring, radiator and stairs off to the first floor landing.

Guest W.C

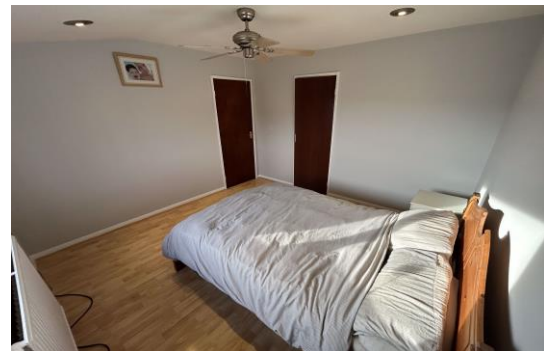
Comprising of a low level W.C, wash hand basin, splash back tiling, radiator and a ceramic tiled floor.

Living Room 13' 3" x 17' 8" (4.05m x 5.38m)

A substantial living room having a radiator, spacious under stairs storage cupboard, double glazed window and double glazed double doors leading into the rear garden.

Breakfast Kitchen 13' 9" x 10' 9" (4.18m x 3.28m)

Comprising wall mounted units, work top incorporating a stainless steel sink drainer and four ring gas hob with extractor over, matching base units, space and plumbing for appliances, breakfast bar, splash back tiling, wall mounted gas central heating boiler, wood effect laminate flooring and double glazed window to the front elevation.



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First Floor Landing

Having access to loft space and door to a shower cubicle.

Bedroom One 10' 10" x 10' 9" (3.29m x 3.28m)

A good sized double bedroom having a built in storage cupboard, laminate flooring, radiator and double glazed window to the front elevation.

Bedroom Two 13' 4" x 9' 7" (4.07m x 2.93m)

A second good sized double bedroom having, laminate flooring radiator, built in storage cupboard and a double glazed window to the rear elevation.

Bedroom Three 8' 5" x 7' 9" (2.56m x 2.36m)

Having wood effect laminate flooring, radiator and double glazed window to the rear elevation.

Bathroom

Comprising of a bath, wash hand basin, low level W.C, ceramic tiled floor, splash back tiling, radiator and a double glazed window to the front elevation.

Separate Shower Cubicle

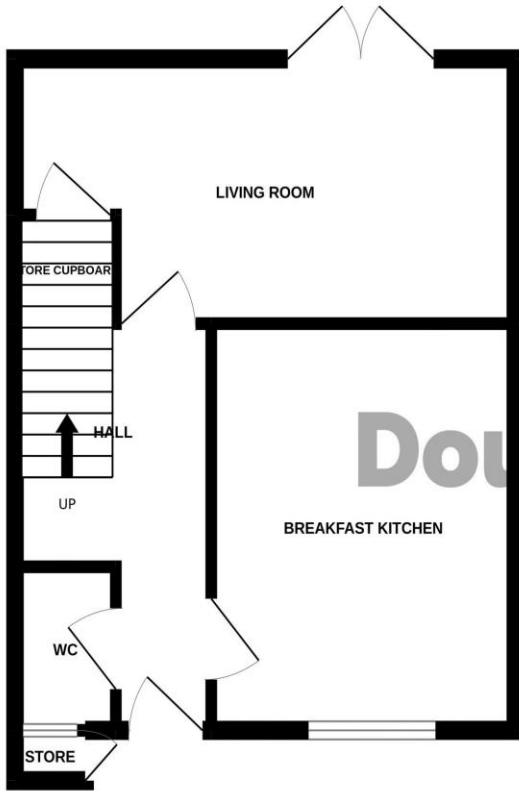
A ceramic tiled shower cubicle housing an electric shower.

Outside

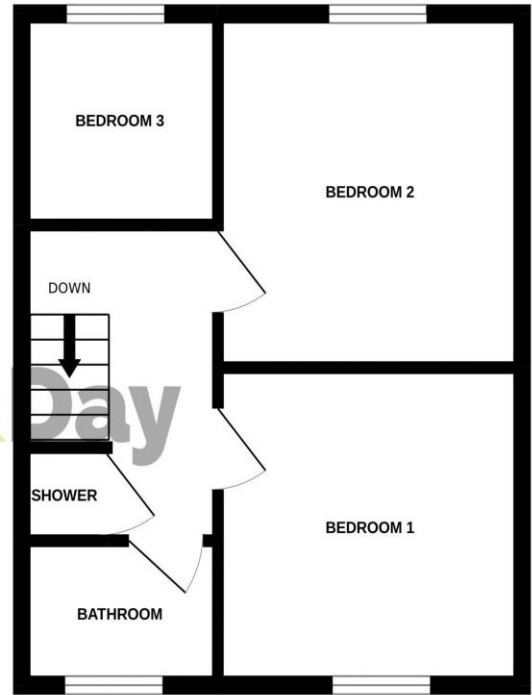
A good sized rear garden mainly paved for ease of maintenance and garden shed.



GROUND FLOOR



1ST FLOOR

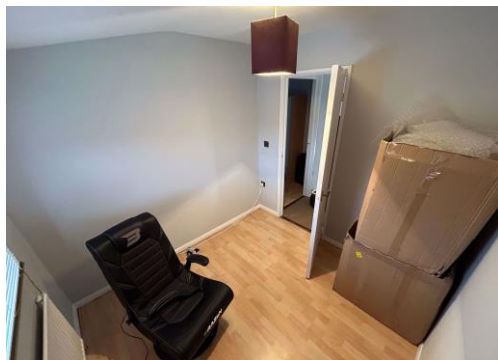


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Energy Efficiency Rating		Current	Potential
Very energy efficient - Great rating credit	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		69
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		

England & Wales EU Directive 2002/91/EC
www.epcrea.com

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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