



£165,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💰 COUNCIL TAX BAND: A

## Stafford

Telegraph Street  
Stafford Staffordshire



***Ever wondered what it feels like to be in Dr Who's Tardis? Then come and take a look at this three bedroom terrace and you'll see how big this property truly is!***

Through the entrance door you'll find a sitting room, a dining room and En-suite and kitchen on the ground floor with a cellar. Whilst upstairs there is a double bedroom with and en-suite and stair access to the loft conversion. There are also two bedrooms both having En-suits. Outside the property also has use of a courtyard garden with access down the side of the property enclosed by a secure door.

- Three Bedroom Mid-Terraced House
- Two Spacious Reception Rooms & Kitchen
- En-Suites In All Of The Bedrooms
- Loft Conversion
- Courtyard Rear Garden
- Walking Distance Of Stafford Town Centre

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

Accessed through a double glazed entrance door, and having stairs off, rising to the First Floor Landing & accommodation, radiator, and internal door(s) off, providing access to:

## Living Room 11' 8" x 13' 0" (3.55m x 3.97m)

Having a double glazed window to the front elevation, and a radiator.

## Guest WC 2' 6" x 7' 1" (0.76m x 2.17m)

Fitted with a suite comprising of a low-level WC, and pedestal wash hand basin with chrome mixer tap. There is ceramic tiling to the floor, and a radiator.

## Dining Room 9' 8" x 10' 11" (2.95m x 3.32m)

A second reception room having door off providing access to the cellar, a double glazed window to the rear elevation, and radiator.

## Kitchen 8' 4" x 6' 2" (2.53m x 1.89m)

Fitted with a matching range of wall, base & drawer units, with fitted work surfaces over, and incorporating an inset stainless steel 1.5 bowl sink/drainers with chrome mixer tap, and appliances which include an electric oven & hob



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with hood over. There is ceramic tiling to the floor, ceramic splashback tiling to the walls, a radiator, a double glazed window to the rear elevation, and door to the side elevation.

## First Floor Landing

A spacious landing having a useful built-in storage cupboard, a double glazed window to the side elevation, and internal door(s) off, providing access to;

### Bedroom One 12' 0" x 11' 7" (3.66m x 3.52m)

A good sized double bedroom having an access point to the loft room, a double glazed window to the front elevation, radiator, and further internal door leading into the En-suite.

### En-suite (Bedroom One) 2' 7" x 7' 1" (0.78m x 2.16m)

Fitted with a suite comprising of a low-level WC, a wash hand basin with chrome mixer tap, and a shower cubicle housing a mains-fed mixer shower. There is ceramic tiling to the floor, and a radiator.

### Attic Room 5' 9" x 11' 10" (1.76m x 3.60m)

A good sized addition room featuring a skylight window, and having a radiator.

### Bedroom Two 9' 3" x 7' 10" (2.83m x 2.40m)

A second bedroom having a double glazed window to the rear elevation, radiator, and further internal door leading into the En-suite.

### En-suite (Bedroom Two) 2' 6" x 7' 1" (0.76m x 2.15m)

Fitted with a suite comprising of a low-level WC, a wash hand basin with chrome mixer tap, and a shower cubicle housing a mains-fed mixer shower. There is ceramic tiling to the floor, and a radiator.

### Bedroom Three 8' 4" x 6' 2" (2.53m x 1.89m)

Having a double glazed window to the rear elevation, radiator, and a further internal door leading through into the En-suite.

### En-suite (Bedroom Three) 8' 2" x 6' 0" (2.50m x 1.83m)

Fitted with a suite comprising of a low-level WC, a wash hand basin with chrome mixer tap, and a shower cubicle housing a mains-fed mixer shower. There is ceramic tiling to the floor, and a radiator.

## Externally

Having a courtyard style rear garden with a pedestrian access entry to the side elevation with a secure access door.



Floor Plan Awaited

Energy Efficiency Rating		Current	Potential
Fully energy efficient - lowest running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Fully energy efficient - highest running costs			
England & Wales			77
EU Directive 2002/91/EC		58	
<small>www.epcrea.com</small>			



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