



£200,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: A

## Stafford

Telegraph Street  
Stafford Staffordshire



**Appearances can be deceiving, and this property is a perfect example! Despite its unassuming exterior, this home offers a wealth of surprises. Schedule a viewing today to discover its true charm.**

Perfectly located for easy access to Stafford town centre amenities, this property boasts a spacious interior, including an entrance hallway, guest WC, living room, sitting/dining room, kitchen, and utility room. Upstairs, three bedrooms await, two with en-suite facilities. Outside, a driveway and low-maintenance rear garden, complete with steps leading to a sizable cellar, round out the offerings.

- Spacious End-Terraced House
- Ideally Located For Stafford Town Centre
- Living Room & Sitting/Dining Room
- Kitchen, Utility Room & Guest WC
- Three Bedrooms & Two En-Suites
- Large Cellar, Rear Garden & Driveway

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 Hall

Being accessed through a double glazed entrance door and having a tiled floor and radiator.

## Guest WC 3' 0" x 4' 0" (0.92m x 1.22m)

Having a white suite which includes a wash hand basin with mixer tap and low level WC. Tiled floor, chrome towel radiator and double glazed window to the side elevation.

## Living Room 12' 9" x 19' 5" (3.89m x 5.92m)

Having a period ornamental cast iron stove with wooden mantle, wood effect flooring, stairs leading to the first floor, radiator and two double glazed windows to the front elevation.

## Dining / Sitting 11' 4" x 16' 11" (3.45m x 5.16m)

A second spacious reception room having a decorative cast iron period style fireplace with tiled hearth and surround, wood effect flooring, radiator and double glazed window to the rear elevation. Double glazed double doors give views and access to the rear garden.



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## **Kitchen** 12' 4" x 8' 10" (3.77m x 2.68m)

Having a range of matching units extending to base and eye level with fitted work surfaces having an inset one and a half bowl sink drainer with mixer tap. Spaces for appliances, tiled floor and two double glazed windows



## **Utility** 7' 3" x 8' 10" (2.20m x 2.68m) - all max measurements

Having a range of base and eye level units with fitted work surfaces having an inset sink drainer with mixer tap. Space for appliances, tiled floor, wall mounted gas central heating boiler, double glazed window and door to the rear elevation.

## **First Floor Landing**

Having a large walk-in storage cupboard.

## **Bedroom One** 9' 4" x 17' 5" (2.85m x 5.32m)

A large main bedroom having a radiator and double glazed window to the front elevation.



## **Ensuite Bathroom** 4' 8" x 8' 9" (1.41m x 2.66m)

Having a white suite comprising a corner panelled bath with shower over, vanity wash hand basin with mixer tap and low level WC. Heated chrome towel radiator and double glazed window to the front elevation.

## **Bedroom Two** 11' 4" x 12' 1" (3.46m x 3.68m)

A second double bedroom having a radiator and double glazed window to the rear elevation.



## **Ensuite Shower Room** 8' 0" x 4' 2" (2.44m x 1.27m)

Having a white suite which includes a double shower cubicle with mains shower, vanity style wash hand basin with mixer tap and low level WC. Heated chrome towel radiator and double glazed window to the rear elevation.

## **Bedroom Three** 7' 6" x 8' 11" (2.29m x 2.72m)

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

## **Outside - Front**

At the front of the property a driveway provides off-road parking.

## **Outside - Rear**

A low maintenance and enclosed rear garden which features paved seating areas with gravelled planting beds and a stairs lead to the cellar.

## **Cellar** 25' 6" x 16' 11" (7.76m x 5.16m) - all max measurements

A large cellar with two arched areas which provides a perfect area which could be utilised for storage.



## **Agents Note**

We understand that probate has been granted.

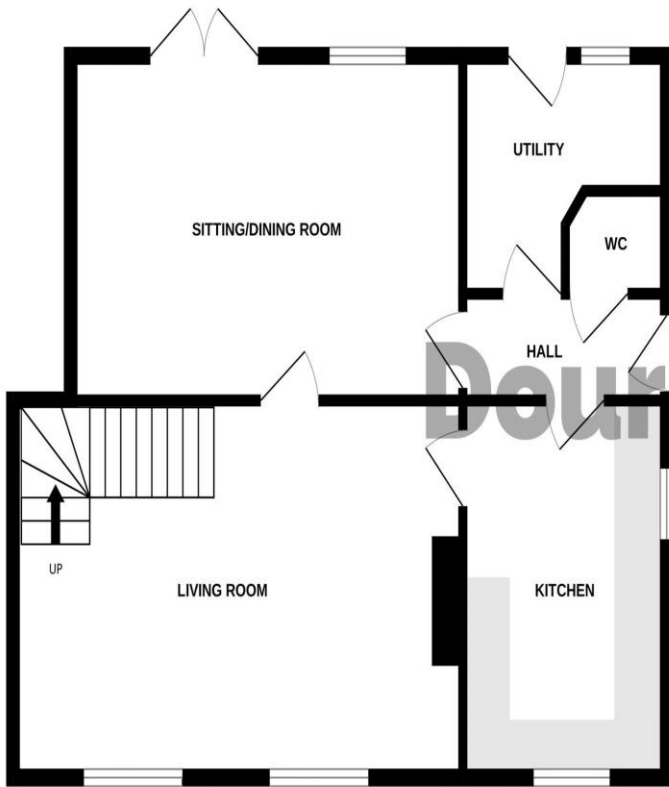
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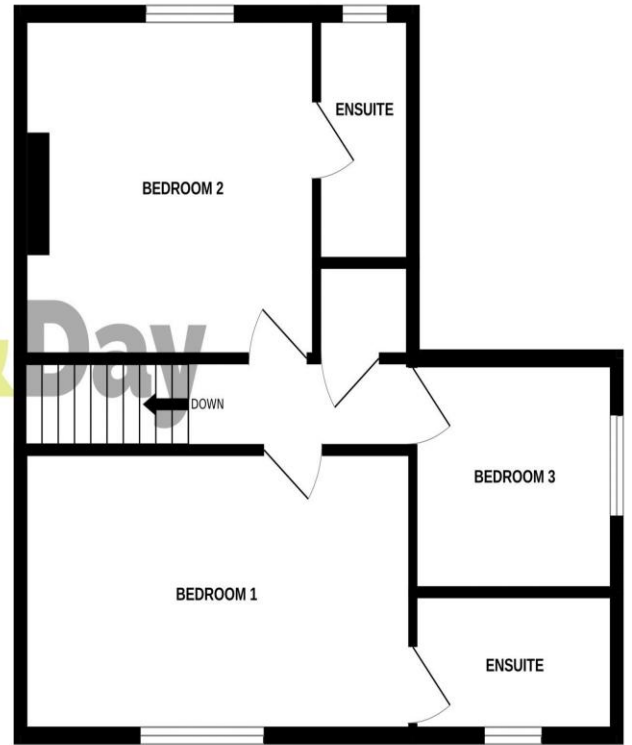
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GROUND FLOOR



1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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