



£135,000

KEY TENURE: Freehold

EPC RATING: D

COUNCIL TAX BAND: A

Stafford

Doxey Road
Stafford Staffordshire



First time buyers, investors or even someone looking to size down, it's time to rejoice! if you're looking for a two double bedroom Victorian terraced home and want the convenience of Stafford Town Centre on your doorstep then look no further!

Internally the accommodation comprises of a living room with feature exposed brick chimney breast, sitting/dining room, refitted kitchen and ground floor bathroom. To the first floor there are two double bedrooms. Externally the property enjoys a good sized rear garden, laid mainly to lawn with paved seating area. The property is located only a stone throw from Stafford Town Centre and mainline railway station for the daily commuter.

- Two Bedroom Victorian Terraced Home
- Living Room & Dining/Sitting Room
- Ground Floor Bathroom & Two Dbl Bedrooms
- Good Sized Rear Garden & Paved Seating Area
- Walking Distance To Main Line Railway Station
- Walking Distance To Stafford Town

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Living Room 11' 5" x 12' 2" (3.47m x 3.71m)

Accessed through a double glazed composite entrance door, having a feature exposed brick chimney breast with arch & quarry tiled hearth, cupboard built-in to recess, double glazed window to the front elevation, ceiling coving, radiator, door to stairs off, rising to the first floor landing & accommodation, and further internal door to sitting room.

Sitting/Dining Room 9' 8" x 12' 2" (2.95m x 3.71m)

Having radiator, double glazed window to rear elevation, latched door to storage cupboard, and further internal glazed door into kitchen.

Kitchen 9' 1" x 5' 4" (2.76m x 1.63m)

Recently fitted with a modern range of shaker style wall, base & drawer units with fitted work surfaces over, incorporating an inset stainless steel sink/drain. The kitchen also benefits from bevelled edge ceramic splashback tiling, space & plumbing for appliances, and opening into rear hall.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Rear Hall

Having a built-in cupboard housing the wall mounted gas central heating boiler, a double glazed door to the side elevation, and folding door into bathroom.

Bathroom 6' 4" x 6' 4" (1.93m x 1.94m)

Fitted with a suite comprising of a panelled bath with mains-fed shower over, a pedestal wash hand basin with chrome mixer tap, and a low-level WC. In addition, there is a chrome towel radiator, splashback tiling, and a double glazed window to the side elevation.



First Floor Landing

Having doors off, providing access to bedrooms.

Bedroom One 11' 4" x 12' 2" (3.45m x 3.72m)

A good sized double bedroom, having over-stairs built-in storage, tiled fire surround & hearth, radiator, and a double glazed window to the front elevation.

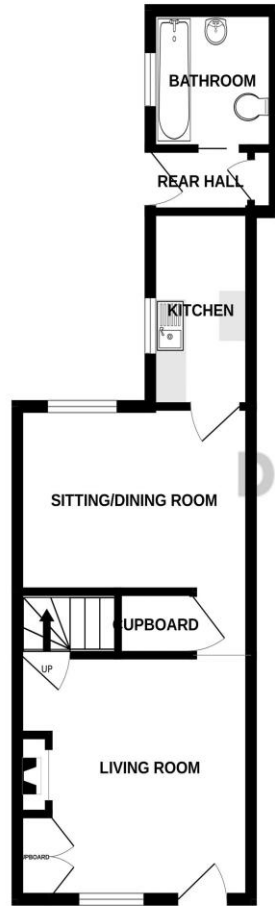
Bedroom Two 8' 8" x 12' 0" (2.63m x 3.66m)

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

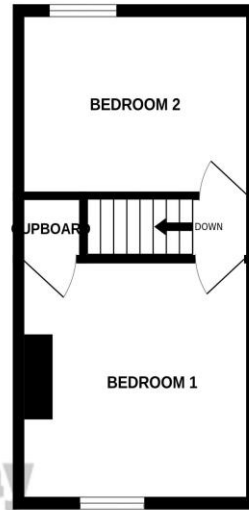
Externally

The property sits behind a forecourt garden area and having a good sized private rear garden which features a large paved seating area, being laid mainly to lawn, and benefits from having an outside cold water tap.

GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



Dourish&Day

TOTAL FLOOR AREA : 642 sq.ft. (59.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropix ©2024



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk