



Offers Over £185,000



TENURE: Freehold



EPC RATING: E



COUNCIL TAX BAND: B

## Seighford Stafford

Bramall Close Seighford  
Stafford Staffordshire ST18



**Don't let this amazing opportunity pass you by! Located in the highly desirable village of Seighford, this home is just a short drive from the county town of Stafford, which offers a variety of amenities and a mainline train station!**

The property boasts a stunning position with breathtaking views of the fields behind the house. Inside, the accommodation includes an entrance hall, a spacious dual-aspect living room, a kitchen, and a side entry on the ground floor. Upstairs, you'll find three bedrooms and a bathroom with a separate WC. Outside, the home features a well-maintained front garden and a private rear garden with those stunning views.

- Spacious Terraced House
- Wonderful Views From The Garden
- Living Room & Kitchen
- Three Bedrooms, Bathroom & Separate WC
- Front & Rear Gardens
- Beautiful Village Location

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Entrance Hallway

Accessed through a double glazed entrance door with two full height double glazed panels to the sides, and having stairs off, rising to the first floor landing & accommodation and a radiator.

## Living Room 21' 9" x 11' 1" (6.62m x 3.37m) measured into bay window recess

A bright & spacious dual-aspect reception room that features a contemporary styled granite fireplace with matching hearth with an inset fire grate, two radiators, a double glazed bay window to the front elevation and double glazed double doors leading directly out into the garden.

## Kitchen 12' 4" x 7' 2" (3.75m x 2.19m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset stainless steel sink/drainer unit with an integrated oven & hob with hood above. The kitchen also benefits from having a pantry cupboard, tiled flooring, a double glazed window to the rear elevation, and a floor mounted solid fuel central heating boiler.



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## **Side Entry** 17' 0" x 3' 6" (5.19m x 1.06m)

Having front & rear facing double glazed doors and a storage cupboard.

## **First Floor Landing**

Having a loft access point and an airing cupboard.

## **Bedroom One** 10' 11" x 11' 1" (3.34m x 3.38m)

A double bedroom, having a built-in wardrobe, radiator, and a double glazed window to the front elevation.



## **Bedroom Two** 9' 3" x 11' 1" (2.83m x 3.37m)

A second double bedroom, with a radiator and a double glazed window to the front elevation.



## **Bedroom Three** 7' 5" x 8' 2" (2.26m x 2.50m)

Having a built-in wardrobe, radiator, and a double glazed window to the rear elevation.

## **Bathroom** 5' 8" x 5' 4" (1.72m x 1.63m)

Fitted with a white suite comprising of a pedestal wash basin and a panelled bath with an electric shower over. The room also benefits from tiled walls, wood effect flooring, a chrome towel radiator & double glazed window to the rear elevation.



## **Separate WC** 2' 9" x 5' 5" (0.83m x 1.66m)

Having a low-level WC, radiator & double glazed window to the rear elevation.

## **Outside Front**

The property sits behind a well maintained front garden accessed via a pedestrian gate onto a paved pathway leading to the front entrance door & lawned garden.

## **Outside Rear**

A beautiful private rear garden enjoying views of neighbouring fields beyond and featuring a paved patio outdoor seating area and lawned garden.

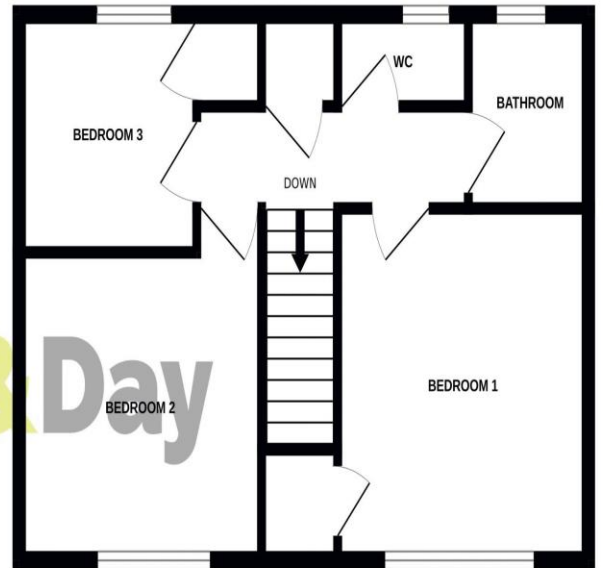
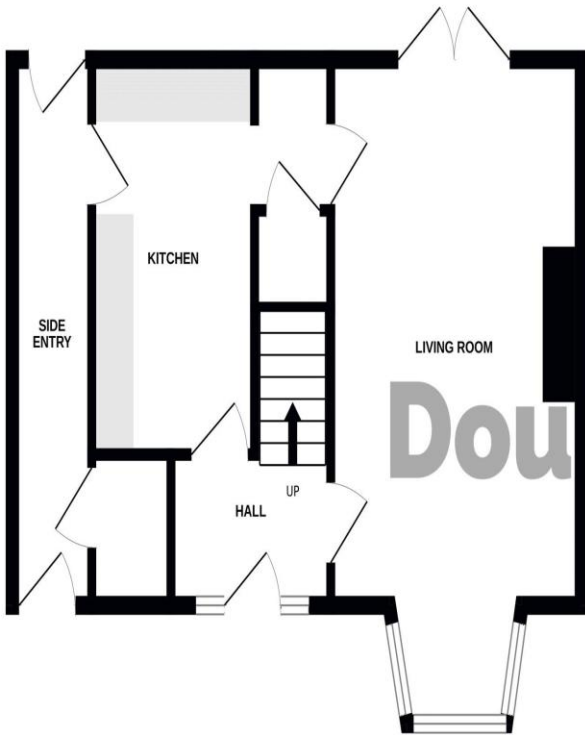
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GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Energy efficiency - Overall rating score			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
EU energy efficiency - Higher rating bands			
England & Wales		EU Directive 2002/91/EC	
www.ec.europa.eu			



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