



£210,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: A

## Doxey Stafford

Doxey Road Doxey  
Stafford Staffordshire



**Attention Property Investors! What a treat we have for you! Introducing this four-bedroom terrace home located in Doxey, presenting a rare and fantastic opportunity for an investor to add to their portfolio.**

Formerly used as an HMO, the property offers the potential to reapply for licensing, making it an ideal investment. Located in Doxey, this home is just a short drive from Stafford's Town Centre and only a 15-minute walk to Stafford's mainline station, offering convenience and accessibility. Step inside and discover spacious accommodation including a living room, sitting room, two kitchens, two bathrooms, and four bedrooms. The property also features a lean-to/utility area, driveway, and a private rear garden, providing ample space and flexibility. The home does require some modernisation, allowing you to tailor it to your specific needs and preferences. With No Onward Chain, this opportunity won't last long. Don't miss out on this fantastic investment—call us today to arrange your viewing appointment and avoid disappointment.

- Ideal For Property Investors
- Four Bedroom & Two Bathrooms
- Two Reception Rooms & Two Kitchens
- Driveway & Private Rear Garden
- Close To Stafford Town & Mainline Train Station
- No Onward Chain, For Ease of Purchase

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

Accessed through a double glazed entrance door, having original Minton tiled flooring and a fire door which gives access to a staircase leading up to the first floor landing and a further fire door giving access into living room.

## Living Room 14' 4" x 12' 3" (4.38m x 3.74m)

A spacious living room having a brick fireplace with wood hearth, original coving & ceiling rose. There is a double glazed bay window to the front elevation and a radiator.

## Sitting Room 13' 1" x 14' 0" (4.00m x 4.27m)

A spacious sitting room, having an electric fire set into a brick surround on a wooden hearth and ceiling rose. There is a radiator, and a glazed sash window.

## Inner Hall

Having a useful understairs storage cupboard and providing access to a bathroom & kitchen.

## Bathroom 5' 10" x 7' 0" (1.79m x 2.14m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash basin, and a panelled bath with chrome mixer taps & hand-held shower attachment. There is wood effect ceramic tiled flooring, part-tiled walls, a radiator and a glazed window.

## Kitchen 10' 2" x 10' 2" (3.11m x 3.10m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over and an inset stainless steel single bowl sink/drain. There is an existing cooker hood with space beneath for a cooker. There is part-ceramic tiled splashbacks, and a window.



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## Second Inner Hall

Having access to loft space & radiator.

## Bedroom Four 17' 5" x 7' 1" (5.32m x 2.16m)

A versatile room, having a portioned wall sectioning the room into two rooms. There are two radiators and two glazed windows to the side elevation.

## Bedroom Five 10' 4" x 9' 7" (3.15m x 2.93m)

A double bedroom, having a radiator and double glazed windows to both the rear & side elevations.

## First Floor Landing

Having access to the loft space and a radiator.

## Bedroom One 14' 3" x 17' 2" (4.34m x 5.23m)

A large & spacious bedroom having a radiator and a feature double glazed walk-in bay window to the front elevation.

## Bedroom Two 13' 0" x 11' 1" (3.95m x 3.37m)

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

## Kitchen 11' 11" x 10' 2" (3.64m x 3.11m)

A former bedroom, now purposed into a kitchen fitted with a matching range of wall, base & drawer units with fitted works surfaces over incorporating an inset single bowl sink/drainers with chrome mixer tap over. There is an existing cooker hood with space beneath for a cooker, part-ceramic splash tiling, a wall mounted gas central heating boiler, wood flooring and a double glazed window to the rear elevation.

## Bathroom 5' 11" x 7' 0" (1.81m x 2.13m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash basin with chrome taps, and a panelled bath with chrome mixer taps & hand-held shower attachment. There are part-tiled walls, a glazed sash window to the side elevation and a radiator.

## Outside Front

The property is approached over a driveway providing access to the main entrance door to the front elevation, & providing off-street parking.

## Lean-To 17' 8" x 6' 9" (5.39m x 2.05m)

A versatile space having a double glazed door & panel to the side, which provides access to the rear garden.

## Outside Rear

Being laid mainly to lawn and enclosed by timber panelled fencing.

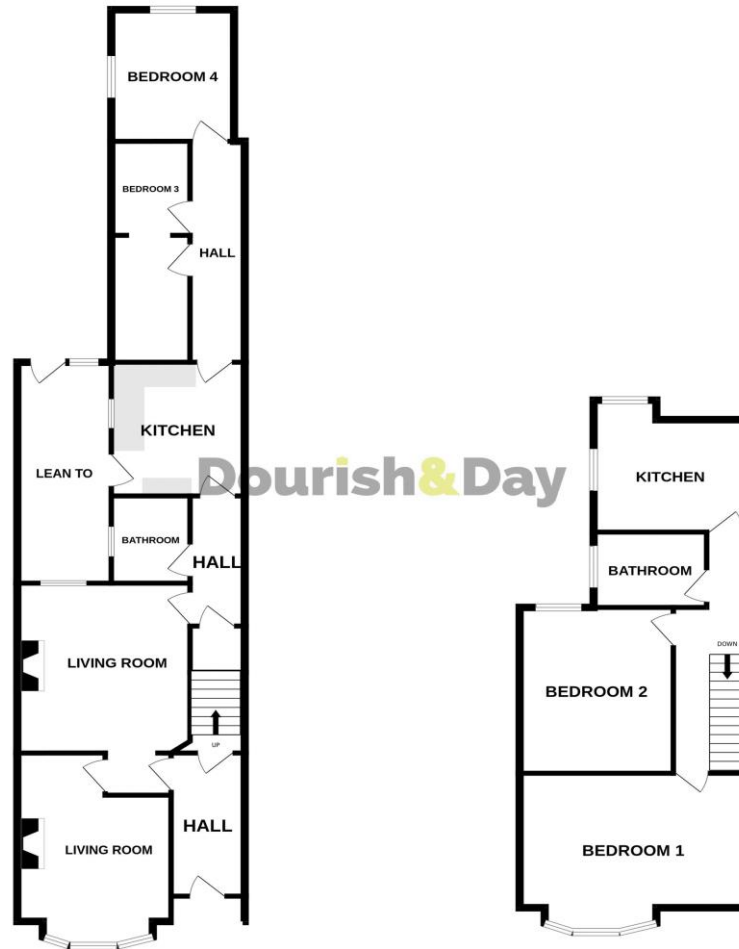
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GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(13-28)		
G	(1-12)		
Not energy efficient - higher running costs			
		82	82
		83	

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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