



Offers Over £155,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **A**

## Stafford

Victoria Terrace  
Stafford Staffordshire



*If you are searching for your first home what needs little to no work then this two bedroom terraced home could be the perfect one for you!*

Enter through the charming entrance hall to find an lovely bay-fronted lounge, a spacious dining room and well-equipped kitchen and a cellar. Upstairs, you will find two generously sized double bedrooms and a family bathroom. Outside, the property features a forecourt to the front and a rear garden with a well-kept lawn, perfect for relaxing or entertaining. Located within walking distance of Stafford's town centre, you'll have easy access to a range of shops, amenities, and the mainline train station, making it ideal for both convenience and connectivity. This home is perfect for first-time buyers and investors alike. Properties like these don't stay on the market for long, so don't delay—call us today to arrange your viewing appointment and secure this charming home!

- Two Bedroom Mid-Terrace Home
- Two Double Bedrooms & Bathroom
- Living Room, Dining Room, Kitchen & Cellar
- Low Maintenance Private Rear Garden
- Ideal For First Time Buyer's & Investors
- Located Close To 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 Hall

Accessed through a double glazed composite entrance door, having tiled flooring, a radiator and further door leading into the cellar.

## Living Room 13' 11" x 9' 11" (4.23m x 3.02m)

A bright & spacious reception room with a feature decorative fire surround with matching inset & tiled hearth housing a coal effect living flame gas fire, feature ceiling coving. The room also has a radiator and a double glazed bay window to the front elevation.

## Dining Room 11' 11" x 13' 3" (3.64m x 4.05m)

A further spacious reception room with wood effect vinyl flooring, radiator and a double glazed window to the rear elevation.

## Kitchen 11' 11" x 5' 11" (3.63m x 1.80m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over which incorporates an inset single bowl sink/drainers with mixer tap over and appliances which include; oven & 4-ring gas hob with hood over, an integrated fridge/freezer & under counter space for plumbed appliances. The kitchen also benefits from having ceramic splashback tiling to the wall



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surfaces, tiled effect flooring, a radiator, double glazed windows to both the side & rear elevations and a double glazed rear door. The kitchen also accommodates a wall mounted gas central heating boiler.

## First Floor Landing

Having access to the loft space, and internal doors off, providing access to both bedrooms and the bathroom.

## Bedroom One 12' 3" x 13' 3" (3.74m x 4.05m)

A spacious double bedroom which has a double glazed window to the front elevation and a radiator.

## Bedroom Two 12' 0" x 10' 1" (3.66m x 3.08m)

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

## Bathroom 12' 3" x 5' 10" (3.73m x 1.79m)

A good sized bathroom which is fitted with a white suite comprising of a panelled bath with chrome mixer tap & hand-held shower attachment and a further mains-fed shower over with screen to side. The suite also includes a pedestal wash basin with chrome mixer tap over and a low-level WC. The bathroom also benefits from having ceramic splashback tiling to the wall surface areas, tiled effect flooring, a chrome towel radiator, and a double glazed window to the rear elevation.

## Cellar

A good sized cellar offering useful additional storage.

## Outside Front

The home sits behind a small forecourt styled garden with a low-brick wall and pedestrian access to the front via a paved pathway leading to the entrance door to the front elevation.

## Outside Rear

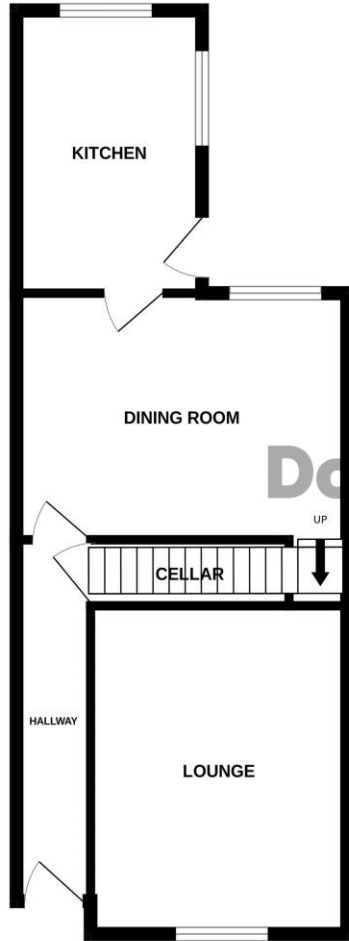
An enclosed rear garden which features an outdoor paved seating area which leads onto a lawned garden with a further paved seating area to the rear. There are decorative planting beds to the borders housing a variety of mature shrubs and a gated shared pedestrian access to the side of the property leading to the front elevation.





GROUND FLOOR

1ST FLOOR



Dourish&Day

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	79 C
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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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