



£190,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

Doxey Stafford

Doxey, Doxey
Stafford Staffordshire



Are you in search of your first home? Or perhaps a place where you can unleash your creative flair? Look no further than this charming two-bedroom terrace home in Doxey.

Ideally located close to Stafford's town centre, you'll have easy access to a wide array of shops, amenities, and the convenience of being just a 10-minute walk from Stafford Mainline Train Station—offering a direct route to London in under 90 minutes. Step inside and you'll find an inviting entrance hall, cosy living room, dining room, and kitchen/breakfast area on the ground floor. Upstairs, there are two spacious double bedrooms and a bathroom. Outside, the property features a front garden and a rear garden leading to a garage and off-road parking. Perfect for those eager to add their own personal touch, this home is brimming with potential. Don't miss out—call us today to arrange your viewing appointment!

- Two Bedroom Terrace Home
- Living Room, Dining Room & Kitchen
- Two Double Bedrooms & Family Bathroom
- Courtyard Front Garden & Good Size Rear Garden
- Off Road Parking & Garage With No Onward Chain
- Close To Stafford Town & Short Walk To Mainline Train Station

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 glazed entrance door with stairs leading up to the first floor landing, wood effect laminate flooring and a radiator.

Dining Room 13' 0" x 11' 0" (3.97m x 3.36m)

Having an original multi-fuel fire set into the chimney breast with tiled hearth, radiator, wood effect laminate flooring and double glazed window to the rear elevation.

Living Room 11' 3" x 11' 1" max (3.44m x 3.39m max)

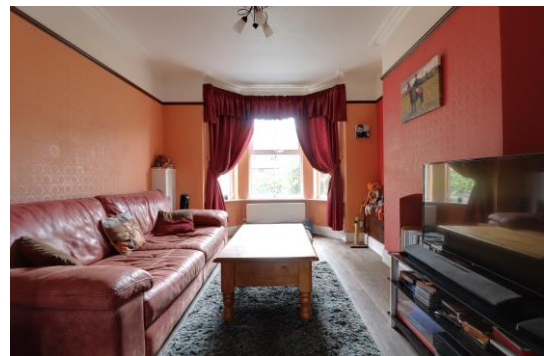
A spacious living room having wood effect laminate flooring, radiator and double glazed walk in bay window to the front elevation.

Kitchen/Breakfast Room 17' 6" x 8' 1" (5.34m x 2.47m)

Having a range of matching base and eye level units with fitted work surfaces and an inset stainless steel single bowl sink unit with chrome mixer tap. Undercounter space for plumbed appliances, space for an oven, tiled splashbacks, tiled flooring, radiator, glazed window to the rear and side elevation and a glazed door leading into the lean-to.

First Floor Landing

Access to loft space.



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Bedroom One 11' 0" x 15' 0" (3.35m x 4.57m)

Spacious double bedroom having a radiator and double glazed window to the front elevation.

Bedroom Two 13' 1" x 9' 3" (3.99m x 2.83m)

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

Bathroom 9' 4" x 8' 2" (2.84m x 2.48m)

Having a white suite comprising of a pedestal wash basin with chrome taps, low level WC and panel bath with chrome mixer tap and mixer shower attachment over. Part tiled walls, wood flooring, radiator and double glazed window to the rear elevation.

Outside - Front

Access through a steel garden gate to the front garden and main entrance door.

Lean-to

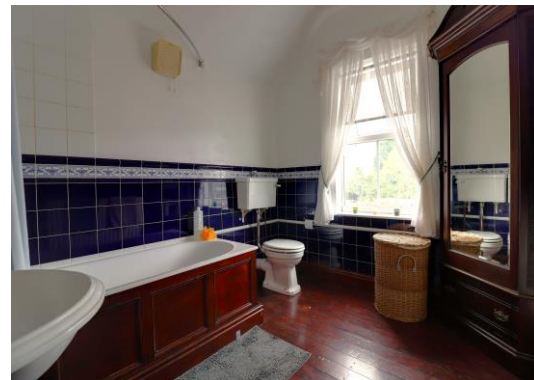
Wood framed lean-to having glazed windows and a glazed door leading to the rear elevation.

Outside - Rear

Having a paved seating area leading to a lawned garden, garage at the rear, garden shed, wooden fence panelling and a wooden gate giving access to a rear parking area providing off road parking for 1 vehicle.

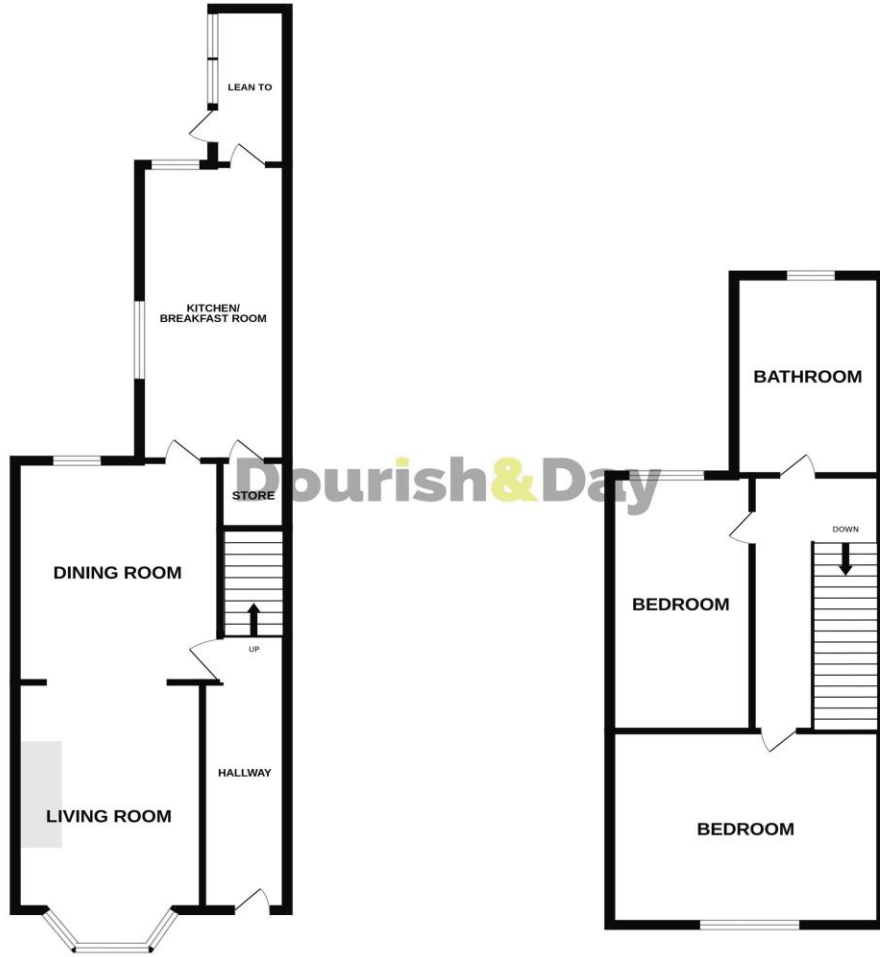
Garage

Having an up and over door.



GROUND FLOOR

1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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