



£195,000

 **TENURE:** Freehold

 **EPC RATING:** D

 **COUNCIL TAX BAND:** B

Stafford

Cambridge Street
Stafford Staffordshire



Calling all first-time buyers and property investors! We have an absolute gem for you! Presenting this charming three-bedroom terrace home, located on the desirable Cambridge Street, close to Stafford's vibrant town centre, with an array of shops, amenities, and a mainline train station nearby.

Step inside to find an inviting entrance hall, spacious living room, dining room, kitchen, and a bright conservatory, all on the ground floor. Upstairs, you'll discover three generously sized bedrooms and a family bathroom. Outside, the property boasts a front courtyard garden and a large, low-maintenance rear garden, complete with off-road parking, secured by wooden gates. With No Onward Chain, this property is sure to be snapped up quickly. Don't delay—call us today to arrange your viewing and avoid disappointment!

- Three Bedroom Terrace Home
- Living Room, Conservatory, Dining & Kitchen
- Three Bedrooms & Family Bathroom
- Large Rear Garden With Parking
- Ideal For First Time Buyers
- No Onward Chain

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 Porch

Accessed through a double glazed entrance door and having quarry tiled flooring and a glazed door to the:

Entrance Hall

Having an under stairs storage cupboard and radiator.

Living Room 13' 4" x 10' 7" (4.07m x 3.22m)

A good sized living room having a decorative chimney with wooden surround, panelled radiator and double glazed bay window to the front elevation.

Dining Room 11' 2" x 14' 5" (3.40m x 4.40m)

A spacious dining room having stairs leading to the first floor landing, a decorative fire with wood surround and double glazed window to the rear elevation.



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Kitchen 14' 10" x 8' 10" (4.52m x 2.69m)

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, integrated oven with four ring gas hob, integrated half dishwasher, under counter space for further appliances, tile effect flooring, panel radiator and double glazed window to the side elevation, downlights and double glazed door to the:

Conservatory 7' 9" x 11' 9" (2.37m x 3.57m)

A brick built conservatory having double glazed windows to the rear elevation, tiled flooring and double glazed door to the rear elevation.

First Floor Landing

Having a radiator.

Bedroom One 11' 2" x 14' 4" (3.40m x 4.37m)

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

Bedroom Two 11' 5" x 11' 2" (3.47m x 3.40m)

A second double bedroom having a storage cupboard with loft access inside, radiator and double glazed window to the rear elevation.

Bedroom Three 7' 6" x 9' 0" (2.29m x 2.74m)

Having a radiator and double glazed window to the rear elevation.

Bathroom 6' 11" x 6' 1" (2.10m x 1.86m)

Having a white suite comprising of a panelled bath with mains shower over glazed screen and chrome taps, pedestal wash basin with chrome mixer tap, close coupled WC, splashback walls, radiator and double glazed window to the side elevation.

Outside - Front

Accessed through a metal iron gate leading onto a small courtyard which gives access to the main entrance porch.

Outside - Rear

Having a low maintenance rear garden with paving that leads to a block paved area, a large garden shed, double wooden gates which can open to provide off road parking for a vehicle. Enclosed by wooden fence panelling.

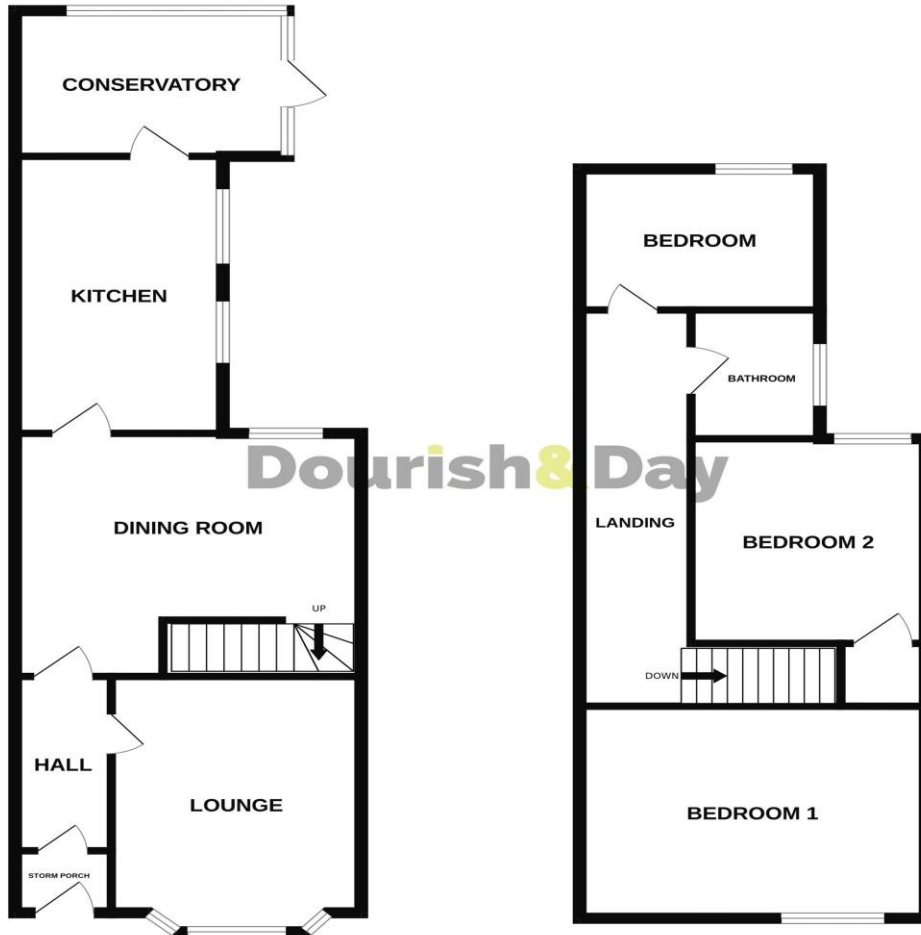
ID Checks

This beautifully presented, three storey, terraced, town house has it all! Situated within walking distance to Stafford Town Centre's comprehensive range of shops, amenities and mainline railway station for the daily commuter. Externally there is a private rear garden, driveway and large detached garage. Internally the property comprises of a spacious living room, modern fitted breakfast kitchen and refitted ground floor bathroom. To the first floor there are two good sized bedrooms and a large master bedroom with en-suite to the entire second floor. If you're after a spacious, character home with all the conveniences of Town Centre Living that's ready to move into, then call Dourish & Day to arrange your viewing appointment.

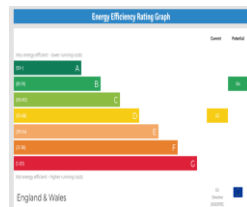


GROUND FLOOR

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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