



£75,000

🔑 TENURE: Leasehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: A

Doxey Stafford

Greensome Lane Doxey
Stafford Staffordshire



One bedroom ground floor apartment with a single garage and a large rear garden, situated close to amenities and Stafford Town Centres comprehensive range of shops, amenities and commuter links.

This property does require some modernisation but offers excellent potential for a first time buyer or investor who is considering entering the rental market. Externally the property has a good sized rear garden and separate single garage. Internally the accommodation comprises of an entrance porch, living room, kitchen, double bedroom, inner hallway and bathroom. This ground floor apartment is being offered with No Upward Chain.

- One Bedroom Ground Floor Apartment
- Living Room & Kitchen
- Good Sized Rear Garden & Single Garage
- Modernisation Required
- Easy Access To Stafford Town Centre Amenities
- No Upward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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hello@dourishandday.co.uk



Entrance Hall

Being accessed through a double glazed entrance door and having open archway leading to:

Lounge 11' 7" x 9' 10" (3.52m x 2.99m)

Having a useful shelved storage cupboard, radiator and double glazed window to the front elevation.

Inner Hall

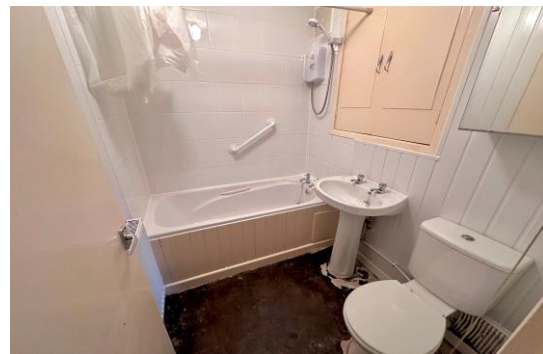
Opening into:

Kitchen 6' 2" x 5' 8" (1.89m x 1.73m)

Having a range of base and eye level units and fitted work surfaces with an inset sink drainer. Splashback tiling, space and plumbing for appliances.

Bedroom 8' 11" x 13' 3" (2.72m x 4.04m)

Having built-in storage cupboard with hanging rail, further shelved storage cupboard, wall mounted central heating boiler, radiator, double glazed window and door leading to the large rear garden and paved seating area.



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Inner Hall

Having understairs shelved area and leading to:

Bathroom 6' 3" x 5' 0" (1.90m x 1.53m)

Having a suite including a panelled bath with electric shower over, pedestal wash hand basin and low WC. Built-in storage cupboard.

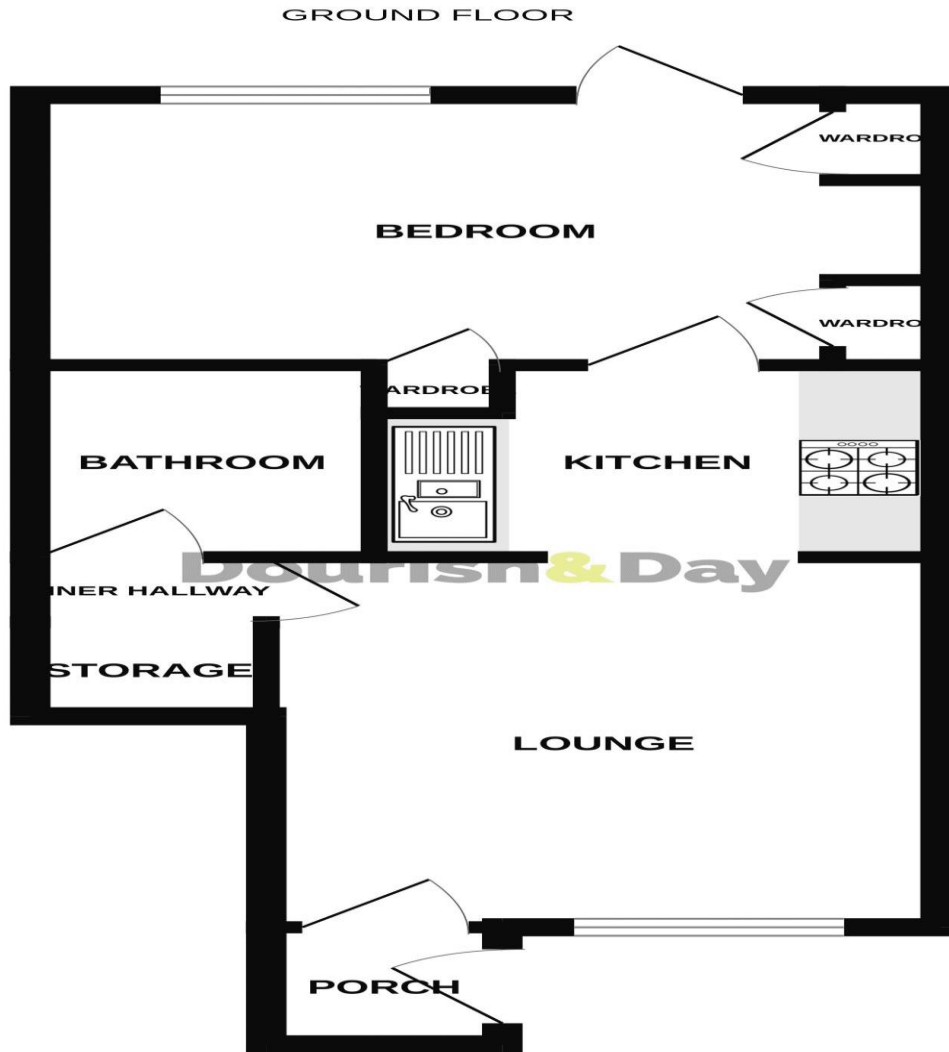
Outside - Rear

Having a paved patio area overlooking the rear garden which is mainly laid lawn.

Garage

Located in a separate block and having an up and over door to the front.





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 | | |
| 69-80 | C | 76 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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