



£160,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: A

Stafford

Lovatt Street
Stafford Staffordshire ST16



Attention all first-time buyers and investors! Whether you're looking for your first home or seeking to expand your property portfolio, this charming two-bedroom Victorian terrace could be just what you're searching for. Prepare to fall in love with its character and features, starting with the stunning original Minton tiled floor in the entrance hallway. The ground floor offers a generous lounge, a separate dining room, a beautifully refitted contemporary kitchen, and access to a useful cellar. Upstairs, you'll find two spacious double bedrooms and a large bathroom, perfect for comfortable living. Externally, the property benefits from a front courtyard garden and a generously sized, low-maintenance rear garden. Situated close to Stafford's vibrant town centre, with an array of shops, amenities, and a mainline train station, this property offers convenience and style. With No Onward Chain, this opportunity won't last long—call us today to arrange your viewing and avoid disappointment!

- Superb Two Bedroom Terraced Home
- Living Room, Dining Room & Kitchen
- Two Double Bedrooms & Bathroom
- Low Maintenance Rear Garden
- Close To Stafford Town Centre
- 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 Hall

Being accessed through a double glazed entrance door and having the original Minton tiled floor, stairs leading to the first floor and radiator.

Dining Room 11' 3" x 11' 1" (3.42m x 3.37m)

Currently being used as a bedroom the dining room comprises of a radiator and a double glazed window to the front elevation.

Living Room 13' 11" x 11' 5" (4.24m x 3.48m)

A spacious living room having a gas fire set on a marble hearth with a wooden surround, radiator and double glazed window to the rear elevation.

Kitchen 10' 5" x 7' 7" (3.17m x 2.31m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel single bowl sink unit with chrome mixer tap. Range of integrated appliances including an oven, electric hob with cooker hood over. Space for further appliances, tiled splashbacks, tiled floor, radiator, double glazed window and double glazed door leading to the side elevation. Stairs lead to:



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Cellar 11' 3" x 14' 8" (3.44m x 4.48m)

A useful cellar having power and lighting.

First Floor Landing

Having access to loft space and radiator.

Bedroom One 11' 4" x 14' 8" (3.45m x 4.47m)

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

Bedroom Two 13' 11" x 9' 3" (4.25m x 2.81m)

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

Bathroom 10' 6" x 8' 0" (3.21m x 2.45m)

Having a white suite comprising of a panelled bath with main shower, glazed screen and chrome mixer tap, pedestal wash basin with chrome taps and close coupled WC. Part tiled walls, wood effect laminate floor, airing cupboard with shelving, chrome towel radiator and double glazed window to the rear elevation.

Outside - Front

Small forecourt style garden which is approached through a wrought iron gate with matching railings and decorative brick wall.

Outside - Rear

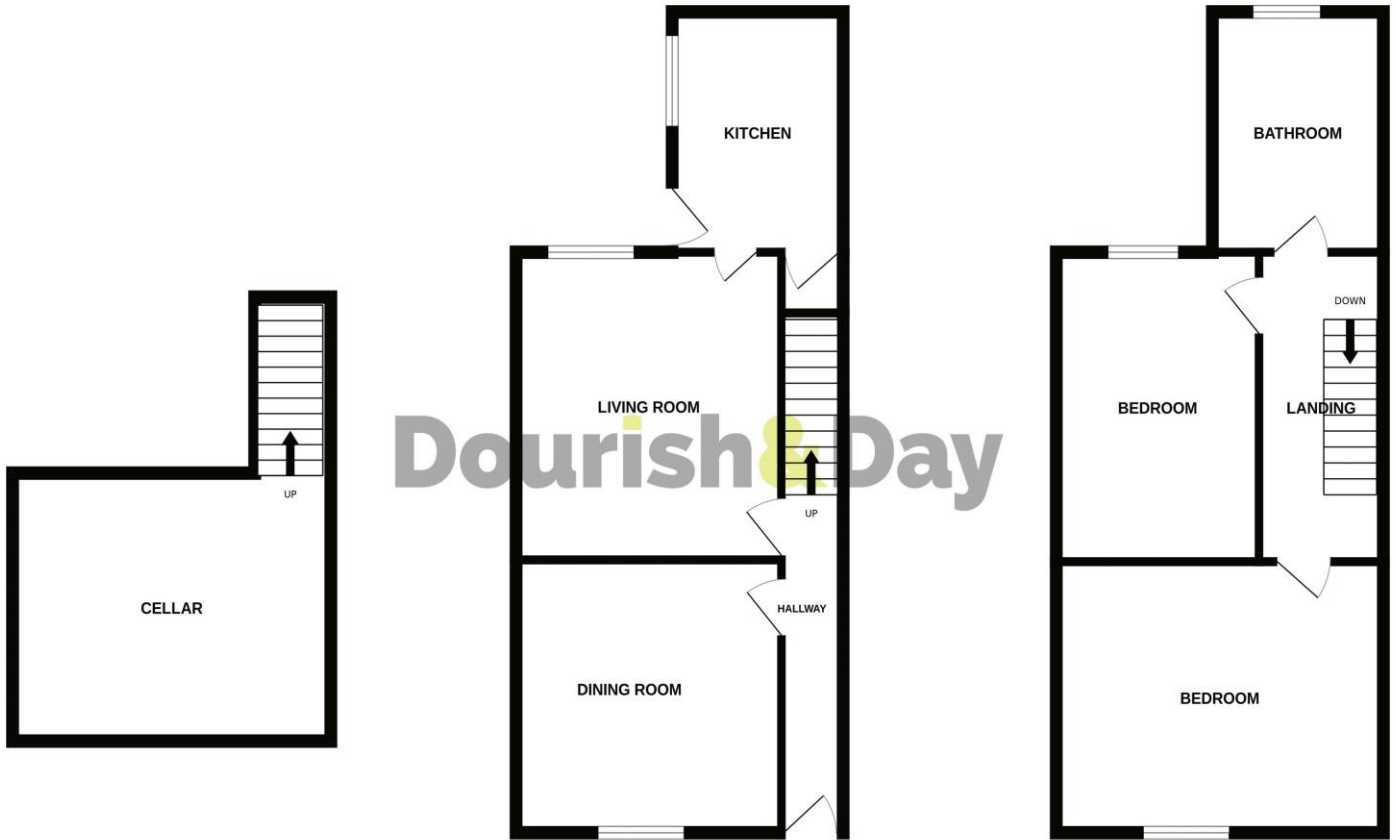
A low maintenance rear garden which includes a paved seating area and useful outbuilding. The remainder of the garden includes a decorative slate seating area and a metal gate leads to a rear entry.



BASEMENT

GROUND FLOOR

1ST FLOOR



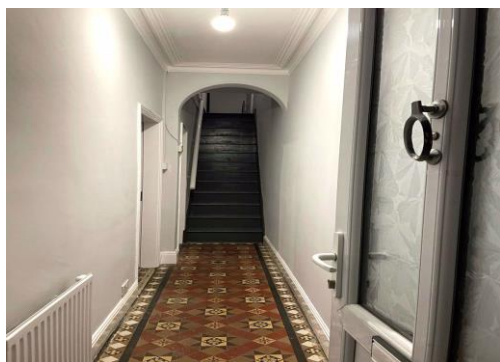
| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-----------|
| Very energy efficient - Great rating (82+) | A | | |
| (81-81) | B | | 86 |
| (79-80) | C | | |
| (75-78) | D | 85 | |
| (73-74) | E | | |
| (71-72) | F | | |
| (69) | G | | |

EU energy efficient - higher ratings only

England & Wales EU Directive 2002/91/EC

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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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