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St. Thomas Street | Stafford | ST16 3UU

Offers Over £130,000

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estate agents

## Summary

**\*\* NO UPWARD CHAIN \*\* CLOSE TO STAFFORD TOWN CENTRE AND TRAIN STATION \*\* WELL PRESENTED END TERRACED PROPERTY \*\* TWO BEDROOMS \*\* LOUNGE \*\* RE-FITTED KITCHEN \*\* UPSTAIRS RE-FITTED SHOWER ROOM \*\* ENCLOSED REAR GARDEN \*\* ALLOCATED PARKING TO THE REAR FOR ONE VEHICLE \*\***

Webbs estate agents are delighted to offer for sale a well-presented two-bedroom end terraced property. Situated in a sought-after location, close to Stafford Town Centre and Train Station. The property is offered for sale with no upward chain and briefly comprises of a lounge, a re-fitted kitchen, two bedrooms and an upstairs re-fitted shower room. Externally there is an enclosed rear garden and allocated parking to the rear.

## Key Features

- No Upward Chain
- Two Bedrooms
- Re-fitted Kitchen
- Enclosed Rear Garden
- Close To Stafford Town Centre
- End Terraced House
- Living Room
- Upstairs Re-fitted Family Bathroom
- Allocated Parking to The Rear

## Rooms and Dimensions

### Lounge

12'0" x 11'11" (3.674 x 3.649)

### Re-fitted Kitchen

12'1" x 9'10" (3.693 x 2.998)

### First Floor Landing

### Bedroom One

11'11" x 11'10" (3.641 x 3.629)

### Bedroom Two

10'10" x 5'11" (3.317 x 1.822)

### Re-Fitted Shower Room

### Enclosed Rear Garden

### Allocated Parking To The Rear









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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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

| Energy Efficiency Rating  |                         | Environmental Impact (CO <sub>2</sub> ) Rating   |                         |
|---|-------------------------|--|-------------------------|
| Current   | Potential               | Current  | Potential               |
| <p>Key Average Energy Use - lower energy costs</p> <p>100-150 kWh/m<sup>2</sup>/year <b>A</b></p> <p>150-200 kWh/m<sup>2</sup>/year <b>B</b></p> <p>200-250 kWh/m<sup>2</sup>/year <b>C</b></p> <p>250-300 kWh/m<sup>2</sup>/year <b>D</b></p> <p>300-350 kWh/m<sup>2</sup>/year <b>E</b></p> <p>350-400 kWh/m<sup>2</sup>/year <b>F</b></p> <p>400-450 kWh/m<sup>2</sup>/year <b>G</b></p> | <p>89</p>               | <p>Key Annual CO<sub>2</sub> Emissions - lower CO<sub>2</sub> emissions</p> <p>10-20 tCO<sub>2</sub>/year <b>A</b></p> <p>20-30 tCO<sub>2</sub>/year <b>B</b></p> <p>30-40 tCO<sub>2</sub>/year <b>C</b></p> <p>40-50 tCO<sub>2</sub>/year <b>D</b></p> <p>50-60 tCO<sub>2</sub>/year <b>E</b></p> <p>60-70 tCO<sub>2</sub>/year <b>F</b></p> <p>70-80 tCO<sub>2</sub>/year <b>G</b></p> | <p>89</p>               |
| England & Wales   | EU Directive 2002/91/EC | England & Wales  | EU Directive 2002/91/EC |