



£200,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

## Stafford

Oxford Gardens  
Stafford Staffordshire



**Attention all first-time homebuyers! Here's an exquisite property waiting to kickstart your journey onto the property ladder. Not only does this home boast a fabulous feature of its own parking space secured by electric gates, but it also comes with a charming rear garden.**

This bay-fronted terrace comprises two generously proportioned bedrooms, a delightful living area complete with a cosy log burning stove, a dining space, and a modern, well-equipped kitchen along with a utility room and a tastefully renovated family bathroom. This home presents an exceptional opportunity as your inaugural home, marking the beginning of an exciting new chapter in your life. Act swiftly though, as properties of this quality tend to be snapped up quickly!

- Stunning Bay Fronted Terraced House
- Living Room & Dining Room
- Modern Fitted Kitchen & Utility Room
- Two Double Bedrooms & Re-Fitted Bathroom
- Private Rear Garden & Parking
- Close To Stafford Town & Amenities

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

Attractive entrance hallway with tile effect flooring and a central heating radiator.

## Living Room 11' 1" x 10' 5" (3.39m x 3.17m)

With a front facing double glazed bay window, period style radiators and a feature cast iron log burning stove set onto a tiled hearth with wooden mantle.

## Dining Room 12' 11" x 11' 6" (3.93m x 3.50m)

With a rear facing double glazed window a storage cupboard and a period style radiator.

## Kitchen 9' 6" x 8' 3" (2.90m x 2.52m)

With a side facing double glazed window, ceiling spotlights and a beautiful range of fitted base units with complimenting wooden worktops which incorporates a ceramic sink drainer unit with mixer tap an integrated dishwasher and spaces for a range style oven and fridge freezer.

## Utility Room 6' 5" x 8' 2" (1.96m x 2.48m)

With a glazed panel side door, ceiling spotlights, radiator and a beautiful range of wall and base units with complimenting wooden worktops with integrated fridge and space for a washing machine.



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## First Floor Landing

With a loft access point and doors off to the bedrooms and bathroom.

### Bedroom One 11' 1" x 12' 7" (3.39m x 3.84m)

With a front facing double glazed window, built in wardrobes, radiator and a ornamental cast iron fireplace.

### Bedroom Two 12' 10" x 9' 0" (3.91m x 2.75m)

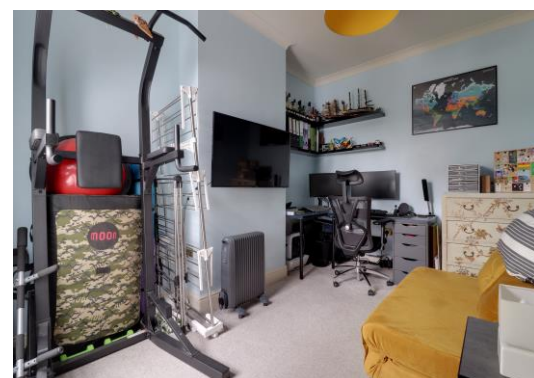
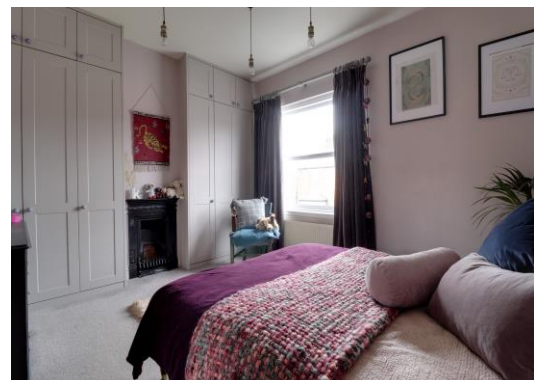
With a rear facing double glazed window and a radiator.

### Bathroom 9' 7" x 8' 0" (2.91m x 2.45m)

With a rear facing double glazed window, ceiling spotlights, tiled flooring and a luxury suite consisting of a roll top bath with telephone style mixer shower taps, pedestal wash hand basin, WC and a separate shower enclosure.

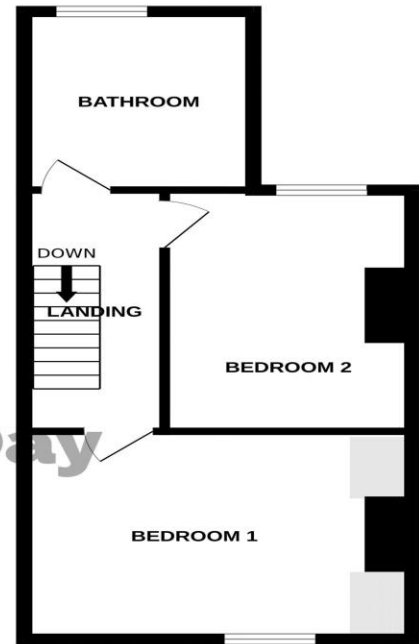
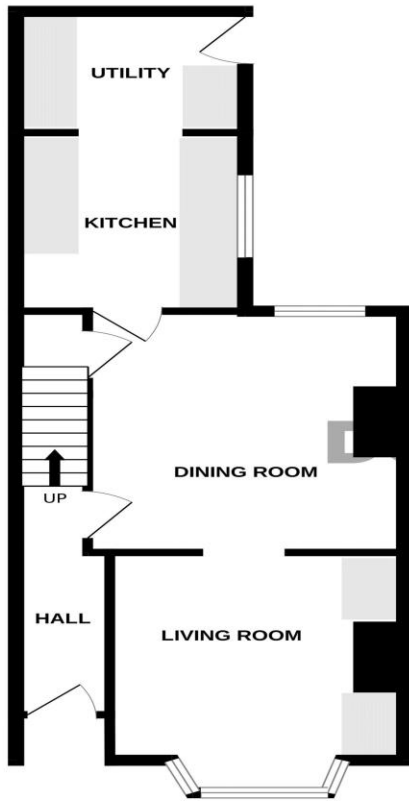
## Externally

Having a gravelled patio area with under cover seating area, lawned garden and a rear driveway to the rear with electric gates which is accessed via a rear service road.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	84	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.ec.europa.eu			



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