



£114,600

🔑 TENURE: **Leasehold**

📊 EPC RATING: **C**

💷 COUNCIL TAX BAND: **A**

Beaconside Stafford

Waterford Court Elworthy Close Beaconside
Stafford Staffordshire



Offered with NO CHAIN is this well presented and spacious second floor three bedroom maisonette, offering an excellent opportunity for first time buyers or investors.

The home which is located a few minutes' drive from Stafford Town Centre comprises entrance hallway with stairs to the upper floor, guest WC, spacious lounge and newly fitted kitchen. The upper floor landing gives access to the three well-proportioned bedrooms and a new fitted bathroom. The bathroom also gives access to a useful sun terrace. This Property is a perfect opportunity to get a step onto the property ladder or even a good starter property to start a property portfolio. So don't delay pick up the phone and give us a call to arrange your viewing appointment today!

- Second Floor Three Bedroom Maisonette
- Spacious Living Room With A Newly Refitted Kitchen
- Recently Refitted Family Newly Bathroom & Guest WC
- Perfect For First Time Buyers & Investors
- A Short Drive 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 Hallway

Accessed through a part-glazed entrance door with glazed side panel, and having stairs off, rising to the First Floor Landing with a useful understairs storage cupboard, radiator, and internal door(s) providing access to;

Guest WC & Cloak Room 4' 4" x 2' 11" (1.32m x 0.89m)

Fitted with a white suite comprising of a low-level WC, and a wash hand basin with chrome taps & ceramic tiled splashback. There is ceramic tiling to the floor, radiator, and a double glazed window to the rear elevation.

Dining/Lounge Room 11' 11" x 17' 6" (3.64m x 5.33m)

A spacious reception room, having wood effect flooring, radiator, and a large double glazed window to the front elevation.

Kitchen/Breakfast Room 11' 11" x 10' 10" (3.63m x 3.29m)

Fitted with a modern range of wall, base & drawer units with fitted work surfaces over to three sides incorporating an inset 1.5 bowl stainless steel sink/drainer with a pull down 360 degree mixer tap, and a range of appliances which include a fitted stainless steel electric single oven, a 5-ring gas hob with a stainless steel curved glass extractor hood above. There is a built-in



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cupboard housing a wall mounted central heating boiler, wood effect flooring, bevel edged ceramic splashback tiling to the walls, radiator, and two double glazed windows.

First Floor Landing

A good sized landing with internal door(s) off, providing access to;

Bedroom One 12' 0" x 7' 7" (3.65m x 2.30m)

A double bedroom with fitted wardrobes, wood effect flooring, radiator, and double glazed window to the front elevation.

Bedroom Two 11' 11" x 8' 9" (3.64m x 2.67m)

A second double bedroom with a fitted wardrobe, radiator, wood effect flooring, and a double glazed window to the side elevation.

Bedroom Three 9' 0" x 7' 4" (2.74m x 2.23m)

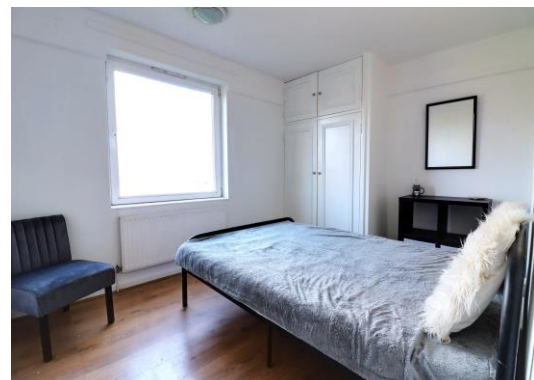
Having a storage cupboard, radiator, and a double glazed window to the front elevation.

Bathroom 8' 9" x 8' 4" (2.67m x 2.53m)

Having a new bathroom fitted with a modern white suite comprising of a 1700 Double Ended Square Bath with Swirl Mixer Showers Taps with centre fill mixer tap & hand held shower attachment, a wash hand basin with chrome mixer tap, and a low-level WC. There is part-ceramic tiling to the walls, luxury herringbone flooring, chrome towel radiator, a double glazed window to the rear elevation, and a door leading to a balcony area.

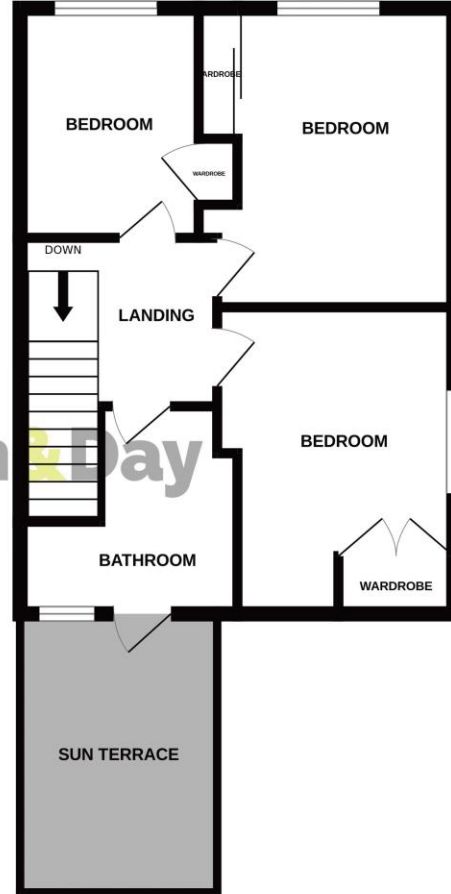
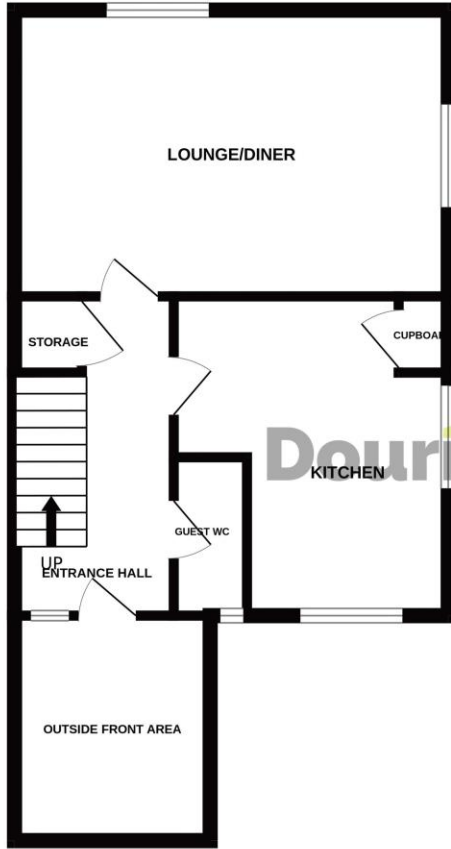
Externally

Set within communal gardens with a communal staircase leading to the accommodation which has a screened balcony to the front, and located at the upper floor accessed from the Bathroom.



LOWER FLOOR

UPPER FLOOR

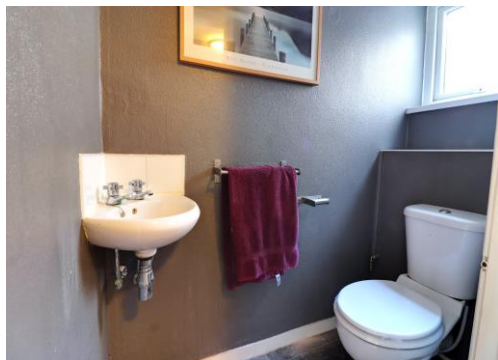


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(82+)		
A	(81-81)		
B	(69-80)		
C	(55-68)		69
D	(39-54)		
E	(29-38)		
F	(13-28)		
G	(1-12)		
Very energy inefficient - higher running costs			77

England & Wales EU Directive 2002/91/EC
www.ec.europa.eu

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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