



£215,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **TBC**

🏠 COUNCIL TAX BAND: **B**

Stafford

Cramer Street
Stafford Staffordshire

🛏️ **3** 🚿 **1** 🛋️ **2**

If you're after a three bedroom bay fronted Victorian property, within walking distance to Stafford Town Centre and mainline railway station for the commuter, then pick up the phone and call Dourish And Day to arrange a viewing on this beautifully presented home situated only a stone's throw away from a comprehensive range of Town Centre amenities.

Internally comprising of an entrance hallway, lounge and dining room, cellar and a refitted kitchen. To the first floor there are three bedrooms and a large and stunning bathroom. Externally the property continues to impress having a good sized rear garden. This property is ideal for anyone looking to downsize and for those who would like to move straight into without having to renovate. This is going to be a popular one so act fast!

- 3 Bedroom Bay Fronted Victorian Property
- Living Room & Dining Room & Kitchen
- Cellar And Refitted Modern Kitchen
- Large Refitted Bathroom Suite
- Good Size Private Rear Garden
- Well Regarded Location Close To Town Centre

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 double glazed entrance door, and featuring Minton tiled flooring, a radiator, and internal door(s) off, providing access to;

Living Room 14' 7" x 10' 2" (4.45m x 3.10m)

A good sized reception room which features a double glazed walk-in bay window to the front elevation, an inset living flame gas fire set within a decorative timber surround on a granite hearth, ceiling coving, and a radiator.

Dining Room 12' 1" x 13' 8" (3.69m x 4.17m)

A second spacious reception room which features an ornate decorative fireplace & surround with black tiled hearth, ceiling coving wood effect flooring, a radiator, and a double glazed window to the rear elevation.

Kitchen 11' 3" x 7' 5" (3.44m x 2.25m)

Fitted with a matching range of grey wall, base & drawer units with contrasting wood work surfaces above to two sides, one of which incorporates an inset Belfast style sink with chrome mixer tap over, and a range of appliances which include a fitted double electric oven/grill & 4-ring gas hob with an extractor hood over, and having space(s) & plumbing for additional kitchen appliances.



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There is bevelled edge ceramic splashback tiling to the walls, ceramic tiled flooring, radiator, double glazed windows to both the side & rear elevations, and a double glazed door, also to the side elevation. The kitchen also houses a wall mounted gas central heating boiler.

Cellar 10' 11" x 13' 11" (3.33m x 4.23m)

A great size, perfect for storage.

First Floor Landing

Having an access hatch to the loft space, and internal doors off, providing access to all three bedrooms & bathroom.

Bedroom One 12' 0" x 13' 7" (3.65m x 4.14m)

A good sized double bedroom which has a useful built-in storage cupboard, a radiator, and a double glazed window to the rear elevation.

Bedroom Two 12' 1" x 10' 10" (3.68m x 3.31m)

A second double bedroom, again having a built-in storage cupboard, a radiator, and a double glazed windows to the front elevation.

Bedroom Three 9' 2" x 5' 10" (2.79m x 1.79m)

Having a double glazed window to the front elevation.

Bathroom 11' 0" x 7' 3" (3.35m x 2.20m)

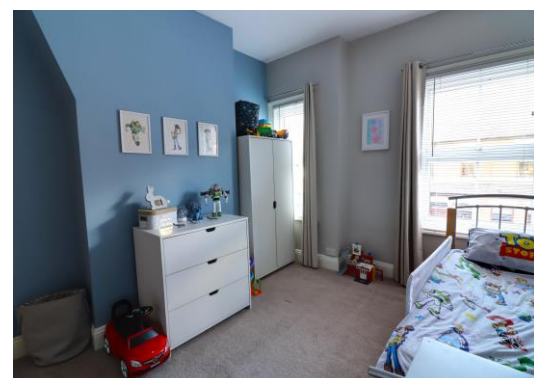
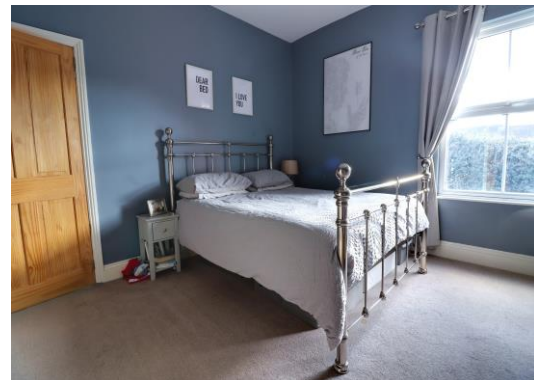
A large bathroom which features a shaped panelled bath with chrome mixer tap & mains-fed shower over & shower screen, a pedestal wash hand basin with chrome mixer tap, and a low-level WC. There is part-ceramic tiling to the walls, wood effect flooring, a chrome towel radiator, and a double glazed window to the rear elevation.

Outside Front

The property sits behind a decorative gravelled forecourt style front garden area with a low brick wall to the front boundary and pathway leading to the front entrance door.

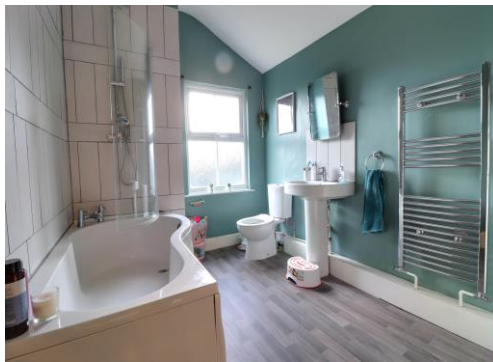
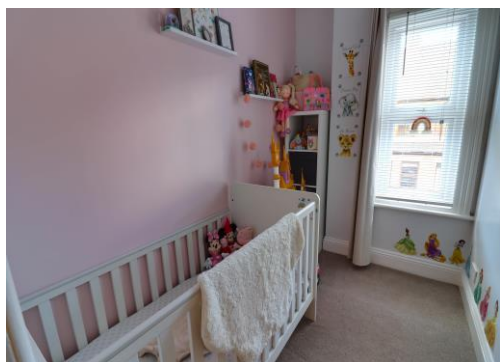
Outside Rear

An enclosed garden being laid mainly to lawn with a useful outhouse, a paved seating area, and a further block paved seating area, a variety of mature shrubs & trees, a planting bed area towards the rear, and is enclosed by panelled fencing.



Floor Plan Awaited

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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