



£200,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

Stafford

Oxford Gardens
Stafford Staffordshire



Calling all first-time buyers! We have this absolutely stunning property to get you on that first rung of the ladder.

Being ready to move into, this bay fronted terrace has two good sized double bedrooms, a lovely living room with log burning stove, dining room a modern fitted kitchen, and a re-styled family bathroom. This is a fantastic starter home and the ideal place to begin the next chapter of your life... but don't hang about, properties like this don't stay on the market for long!

- Stunning Bay Fronted Terraced House
- Living Room & Dining Room
- Modern Fitted Kitchen
- Two Double Bedrooms & Re-Fitted Bathroom
- Enclosed Rear Garden
- 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 Porch

Having a double glazed entrance door, a tiled floor and a multiple glazed panel wooden internal entrance door leading into the hallway.

Entrance Hallway

With stairs to the first floor accommodation, a radiator, wooden flooring and a moulded archway.

Open Plan Living/Dining Room

Living Area 11' 2" x 10' 7" (3.40m x 3.23m)

A beautiful reception area, featuring a partially exposed brick chimney with a cast iron stove set on a tiled hearth. There is also wooden flooring, a radiator, coving to the ceiling and a front facing double glazed walk-in bay window.

Dining Area 13' 0" x 11' 5" (3.96m x 3.48m)

A second spacious reception room with a rear facing double glazed window, radiator, wooden flooring and coving to the ceiling.



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Kitchen 9' 8" x 8' 4" (2.94m x 2.55m)

A rustic cottage style kitchen featuring exposed brick walls, recessed spotlights, tiled flooring, under stairs storage space, a double glazed window, double glazed rear door and a wall mounted gas central heating boiler. The kitchen is fitted with a high gloss base units with wooden worktop with sink and mixer tap and spaces for kitchen appliances.

First Floor Landing

Having a radiator, loft access point and doors leading to both bedrooms and bathroom.

Bedroom One 11' 2" x 14' 6" (3.40m x 4.42m)

A large double bedroom featuring two front facing double glazed windows, a radiator and an ornamental cast iron fireplace.

Bedroom Two 13' 0" x 9' 0" (3.97m x 2.74m)

A second double bedroom with a rear facing double glazed window, radiator and an ornamental cast iron fireplace.

Refitted Bathroom 9' 4" x 8' 1" (2.85m x 2.47m)

Fitted with a contemporary white bathroom suite that consists of a WC, a pedestal wash hand basin with mixer tap, a corner bath with mixer fill taps and a separate tiled shower cubicle with rain style mains fed shower over. The bathroom also features two velux skylight windows, a heated chrome towel radiator, recessed ceiling spotlights and tiled flooring.

Outside Front

The property is approached over a small block paved forecourt garden.

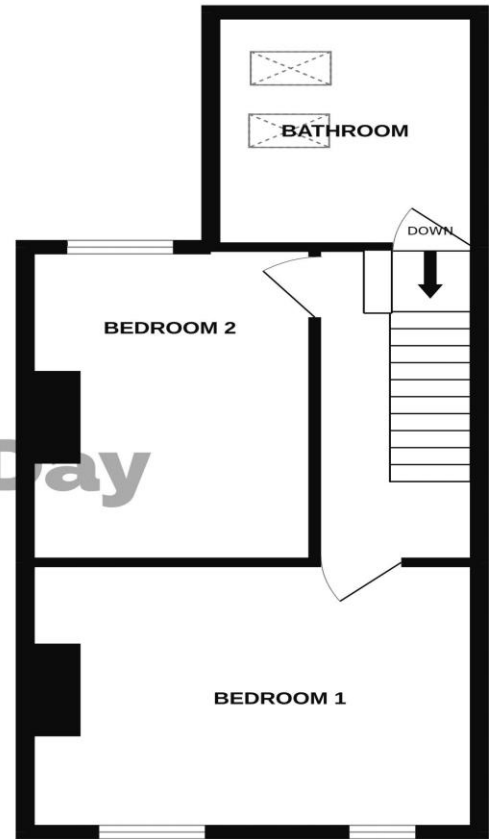
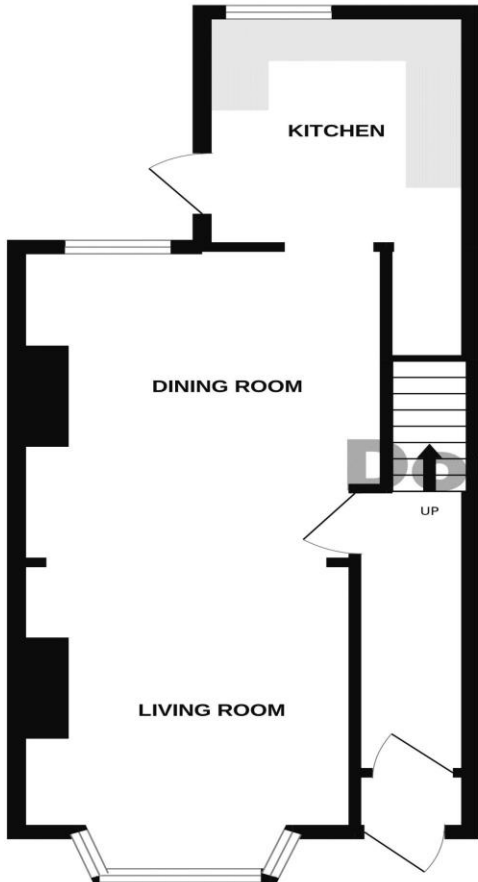
Outside Rear

An enclosed rear garden featuring a paved patio seating area with log store and a brick built shed. There is also a lawned rear garden with a gated rear access.



GROUND FLOOR

1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - Great rating (82+)			
A	(81-81)		8.4
B	(69-80)		
C	(55-68)	6.4	
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
Not energy efficient - Higher running costs			
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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