



£180,000

🔑 TENURE: Freehold

📊 EPC RATING:

🏠 COUNCIL TAX BAND: B

## Gnosall Stafford

Impstones Gnosall  
Stafford Staffordshire



**Calling all first-time buyers & investors! Are you searching for an ideal starter home or home to let? Then this two-bedroom end terrace may be the ideal property for you!**

Internally comprising of an entrance hall, living room, and kitchen. To the first floor there are two good size double bedrooms and a bathroom. Externally there is a lawned front garden with a parking space. To the rear there is an enclosed private rear garden. Located in the beautiful village of Gnosall a stunning village unlike many others as there is an array of amenities on offer as well as village schools making it ideal for a growing family. These properties do not often stick around so call us today to arrange your viewing appointment today.

- Perfect For First Time Buyers & Investors
- Two Bedroom End Terrace Property
- Living Room & Kitchen & Bathroom
- Front Garden & Rear Garden With Parking
- Close To Local Shops & Excellent Schooling
- Located In A Highly Regarded Village

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, having stairs off, rising to the First Floor Landing & accommodation with a useful understairs storage cupboard, wood effect flooring, radiator, and internal door(s) off, providing access to;

## Living Room 11' 9" x 15' 1" (3.57m x 4.61m)

A good sized reception room, having wood effect flooring, radiator, a double glazed window to the rear elevation, and a double glazed door to the rear elevation.

## Kitchen 11' 7" x 8' 7" (3.54m x 2.62m)

Fitted with a matching range of wall, base & drawer units with work surfaces over incorporating an inset stainless steel single bowl sink/drainers with chrome mixer tap over, under-counter space(s) & plumbing for appliances, a wall mounted gas central heating boiler, ceramic splashback tiling to the walls, tiled effect flooring, a radiator, and a double glazed window to the rear elevation.

## First Floor Landing

Having an access point to the loft space, radiator, and internal doors off, providing access to all Bedrooms & Bathroom.



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**Bedroom One** 10' 10" x 15' 3" (3.30m x 4.64m)

A double bedroom, having wood effect flooring, a double glazed window to the rear elevation & radiator.

**Bedroom Two** 12' 9" x 8' 8" (3.88m x 2.63m)

A second double bedroom, having a built-in cupboard, wood effect flooring, a double glazed window to the rear elevation & radiator.

**Bathroom** 5' 10" x 5' 11" (1.78m x 1.81m)

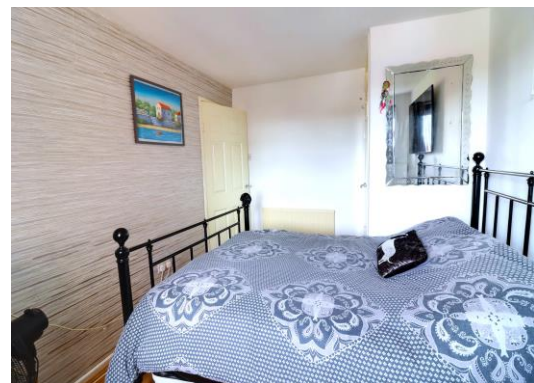
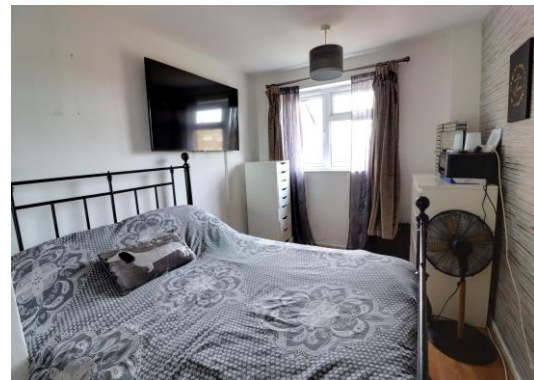
Fitted with a modern white suite comprising of a low-level WC, a pedestal wash hand basin with chrome taps, and a panelled bath with chrome mixer tap & hand-held shower attachment over. There is ceramic tiling to the walls, wood effect vinyl flooring, a double glazed window to the front elevation & radiator.

**Outside Front**

the property sits behind a lawned front garden and is approached over a pathway providing access to the front entrance door. There is a useful outbuilding for storage, and communal parking.

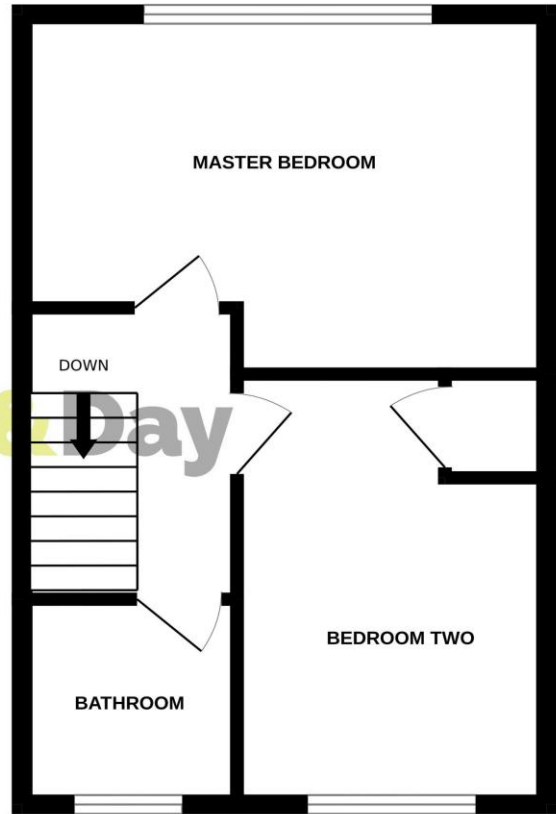
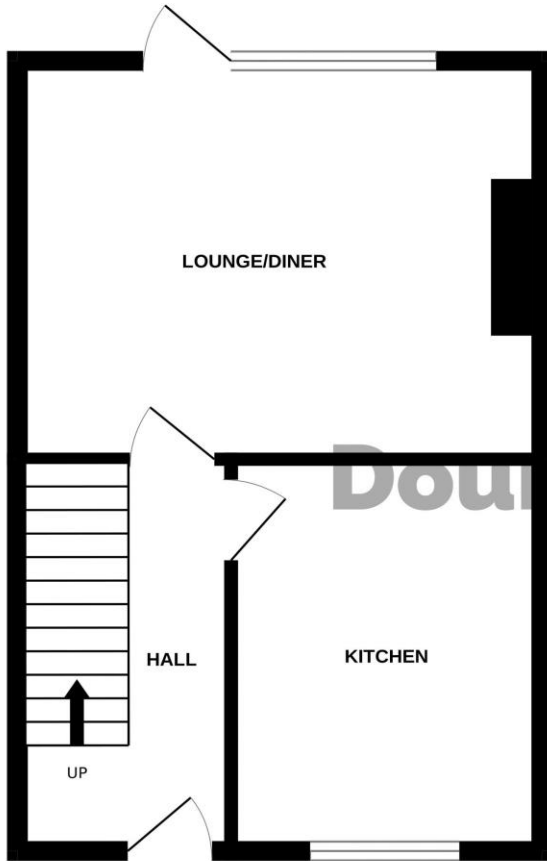
**Outside Rear**

An enclosed well-presented rear garden having a paved patio seating area and pathway off, leading down to the far rear of the garden with a lawned garden area having a variety of established plants & shrubs to the border, and a further garden & planting bed area to the opposite side, again with a variety of plants. The paved pathway leads to the rear of the garden where there is a summerhouse, a further outbuilding for storage, and is enclosed by panelled fencing.



GROUND FLOOR

1ST FLOOR



Dourish & Day

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			

TBC

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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