



£185,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **B**

## Stafford

Oxford Gardens  
Stafford Staffordshire



***Spacious late Victorian/Early Edwardian bay fronted terraced home enjoying a private rear garden and great access into Stafford Town Centre, nearby amenities and commuter links.***

Internally comprising entrance hallway with original Minton tiled floor, Open plan living room, spacious open plan dining room and fitted kitchen. To the first floor there are two double bedrooms and a large bathroom. Externally the property has a walled forecourt and well maintained and private rear garden.

- Well Presented Bay Fronted Terraced House
- Open Plan Lounge & Dining Room
- Good Sized Fitted Kitchen & Bathroom
- Two Double Bedrooms
- Private 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 Hallway

Double glazed composite door to entrance hall: spacious entrance hallway having original MINTON tiled floor, original plaster coving and feature arch, radiator and stairs off to the first floor landing.

## Open-Plan Living Room 13' 8" x 10' 6" (4.17m x 3.21m)

Open plan living room having original plaster coving, picture rail, wood flooring, fire surround with granite inset and hearth housing coal effect gas fire, cupboard built into recess, wall mounted contemporary style radiator, double glazed bay window to the front elevation and opening into dining room.

## Dining Room 11' 11" x 11' 2" (3.64m x 3.4m)

Having wood flooring, picture rail, double glazed window to the rear elevation, wall mounted contemporary style radiator and door to kitchen.

## Kitchen 13' 7" x 7' 11" (4.13m x 2.41m)

A good size fitted kitchen comprising of wall mounted units, worktop incorporating a four ring gas hob with extractor hood over, one and a half bowl stainless steel sink drainer with mixer tap, matching base units, integrated



You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

oven, space and plumbing for appliances, splash back tiling, radiator, under stairs storage cupboard, double glazed stable door to the side elevation and window to the side elevation.

## First Floor Landing

First floor landing having access to loft space and a built-in cupboard.

## Bedroom One 10' 9" x 14' 4" (3.27m x 4.38m)

A good size double bedroom having picture rail, cast iron fire surround, coving, radiator and double glazed window to the front elevation.

## Bedroom Two 8' 9" x 8' 11" (2.66m x 2.71m)

Bedroom two having coving, radiator and a window to the rear elevation.

## Bathroom 9' 0" x 7' 11" (2.74m x 2.42m)

A spacious white suite bathroom comprising of a panelled bath with electric shower over, low level flush wc, pedestal wash hand basin, towel radiator, ceramic tiled floor, splash back tiling and window to the rear elevation.

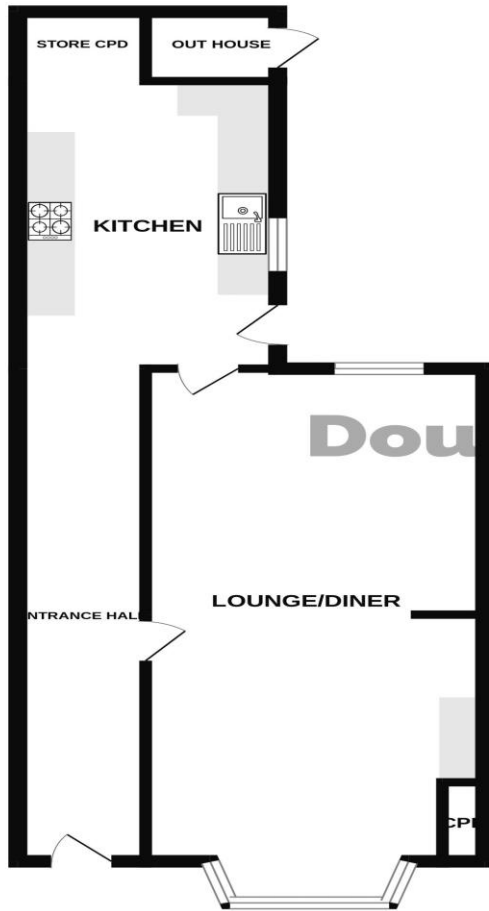
## Externally

Outside there is a front forecourt and a good size beautifully maintained rear garden, mainly paved for ease of maintenance with well stocked borders, flower bed, two garden sheds and outhouse/utility area with tap and electricity.



GROUND FLOOR

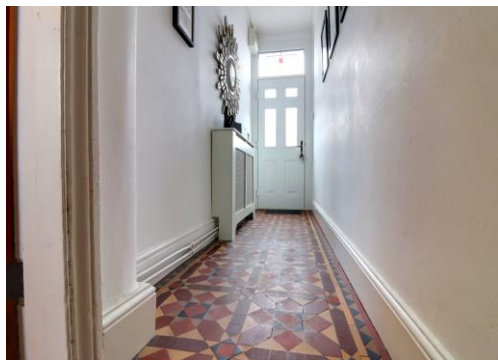
1ST FLOOR



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.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
82+	A		83
69-81	B		
55-68	C		63
39-54	D		
29-38	E		
13-28	F		
1-12	G		

EU energy efficient - higher remaining points  
England & Wales EU Directive 2002/91/EC  
www.ec.europa.eu



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

You can reach us **9am to 9pm, 7 days a week**

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk