



£195,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: B

## Hixon Stafford

Elizabeth Gardens Hixon  
Stafford Staffordshire



**Calling all first-time buyers! We have an exceptional property for you in the highly regarded village of Hixon.**

This well-maintained two-bedroom home offers a perfect blend of comfort and convenience. Upon entering, you will find an entrance hall with a guest WC that opens into an inviting open-plan living room and kitchen, ideal for modern living and entertaining. The first-floor features two spacious double bedrooms and a family bathroom, providing ample space for relaxation and comfort. Externally, the property boasts a driveway and a private rear garden, perfect for outdoor relaxation and activities. With the added benefit of No Onward Chain, this home is ready for you to move in without any delays. Properties like these do not stay on the market for long, so call us today to arrange your viewing appointment and avoid disappointment!

- Perfect For First Time Buyer's & Investors
- Open Plan Kitchen/Living Room & Guest WC
- Two Double Bedroom's & Bathroom
- Driveway & Private Rear Garden
- Located In A Highly Desirable Village
- 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 double glazed entrance door, having a double glazed side panel. There is a storage cupboard with a wall mounted gas boiler inside, and an open archway leads into the kitchen.

## Guest WC 4' 1" x 4' 10" (1.25m x 1.48m)

Having a white suite comprising low-level WC, and wash hand basin. There is a radiator, and double glazed window to front elevation.

## Kitchen/Living Room 21' 4" x 13' 0" (6.51m x 3.97m)

An open-plan room having stairs leading up to the first floor landing. The kitchen comprises of a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset stainless steel sink/drainer with mixer tap, and a range of appliances including oven, hob with cooker hood over. There is a radiator, and a double glazed window to the rear elevation, and a double glazed rear door.

## Landing

Having loft access, and a radiator.



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## **Bedroom One** 8' 7" x 13' 0" (2.62m x 3.97m)

A double bedroom having two double glazed window to the front elevation & radiator.

## **Bedroom Two** 10' 0" x 13' 0" (3.06m x 3.96m)

A double bedroom, having a radiator, and a double glazed window to the rear elevation.

## **Bathroom** 6' 8" x 6' 0" (2.02m x 1.83m)

Fitted with a white suite comprising of a panelled bath with shower over, low-level WC & wash hand basin. There is lino flooring, part-tiled walls & radiator.

## **Outside Front**

Approached over an asphalt driveway providing off-street vehicle parking and access to the entrance door. A paved pathway leads to the front entrance door with plants & shrubs to the borders.

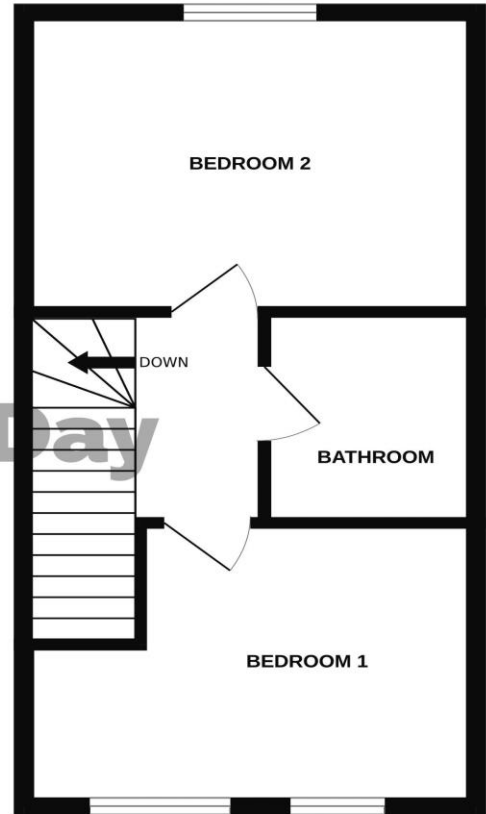
## **Outside Rear**

A low maintenance rear garden which has a paved seating area, a lawned garden, shed to rear, gate to rear, and enclosed by fence panelling.



GROUND FLOOR

1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - best rating 65dB	(92+)		98
A	(81-91)		
B	(69-80)		84
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
Not energy efficient - lowest rating 10dB			
England & Wales		EU Directive 2002/91/EC	
		www.epcrea.com	

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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