



£245,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

Stafford

Cramer Street
Stafford Staffordshire



Forget those who say it's what's on the inside that counts, because this stunning and pretty Victorian property proves otherwise! With its ornate fascias, bay window, this property really is a looker, both inside and out!

Comprising a spacious reception room plus an open plan breakfast kitchen through diner, cellar and a superb entrance hall with Minton tiled flooring. Upstairs has no fewer than THREE DOUBLE bedrooms and a refitted family bathroom and additional W/c. Outside is that pretty Victorian frontage whilst the rear greets you with a walled garden with outbuildings. So why not snap up this architecturally beautiful home!

- Stunning Improved Victorian Terrace
- Superb Presentation Both Inside & Out
- Abundance of Charm & Traditional Character
- Three Double Bedrooms & Refitted Bathroom
- Refitted Breakfast Kitchen
- Living Room & Separate Dining Room

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through an entrance door with storm canopy, into an inviting hallway with stunning original Minton tiled flooring & picture rail, ceiling rose & coving. There are stairs off, rising to the First Floor Landing & accommodation, and internal door(s) off, providing access to:

Living Room 14' 1" x 11' 7" (4.30m x 3.53m)

A spacious reception room which features an exposed brick fireplace with timber mantel over, exposed wood flooring, a dado rail, ceiling rose & coving. There is also a double glazed walk-in bay window to the front elevation & radiator.

Dining Room 13' 2" x 11' 4" (4.01m x 3.46m)

A second good sized reception room, having wood effect laminate flooring, dado rail, ceiling rose & coving, radiator, a feature fireplace with a decorative surround & tiled hearth with matching tiled insets, internal door to a lobby area which has a further internal door providing access to the cellar space. The dining room is also open-plan to the breakfast kitchen.



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Kitchen 15' 1" x 9' 11" (4.59m x 3.03m)

A beautifully presented, spacious & light kitchen which features a recently fitted, modern & contemporary styled range of eye-level, base & drawer units with fitted work surfaces over to three sides, one of which extending to form a breakfast bar area with feature pendant lighting above. There is an inset sink with an extendable chrome mixer tap above, and includes an integrated dishwasher with space(s) available to accommodate kitchen appliance(s). The kitchen also benefits from wood effect laminate flooring throughout, a vertical contemporary styled radiator, a skylight lantern window, and to the rear elevation a further double glazed window, and a double glazed rear door providing views & access to the garden.



First Floor Landing

A spacious galleried landing having ceiling coving, inset ceiling downlighting, and internal doors off, providing access to all three Bedrooms, Bathroom & Separate WC.

Separate WC

Fitted with a white suite comprising of a low-level WC, and wash hand basin with chrome mixer tap over & cupboard beneath, and having vinyl flooring.

Bedroom One 13' 4" x 12' 2" (4.06m x 3.72m)

A good sized double bedroom, having a double glazed window to the rear elevation & radiator.



Bedroom Two 12' 1" x 12' 0" (3.69m x 3.66m)

A second double bedroom, having an access point to the loft space, a radiator, and a double glazed window to the front elevation.

Bedroom Three 11' 8" x 14' 6" (3.56m x 4.41m)

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



Bathroom 7' 5" x 6' 5" (2.25m x 1.96m)

Featuring a recently fitted, modern & contemporary styled white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap over & tiled splashbacks, and a panelled bath with shower over & screen to side. There is aqua panelled walls, vinyl flooring, door to airing cupboard housing a wall mounted gas central heating boiler, radiator, and double glazed window to the front elevation.

Outside Front

The property has a courtyard garden frontage with railings to surround.

Outside Rear

A pleasant walled rear garden, having a block paved patio seating area, a gravelled garden area, timber gate to side entry, a lawned garden area, feature timber sleepers and access to an outdoor WC & store which has the facility to accommodate a washing machine & dryer.



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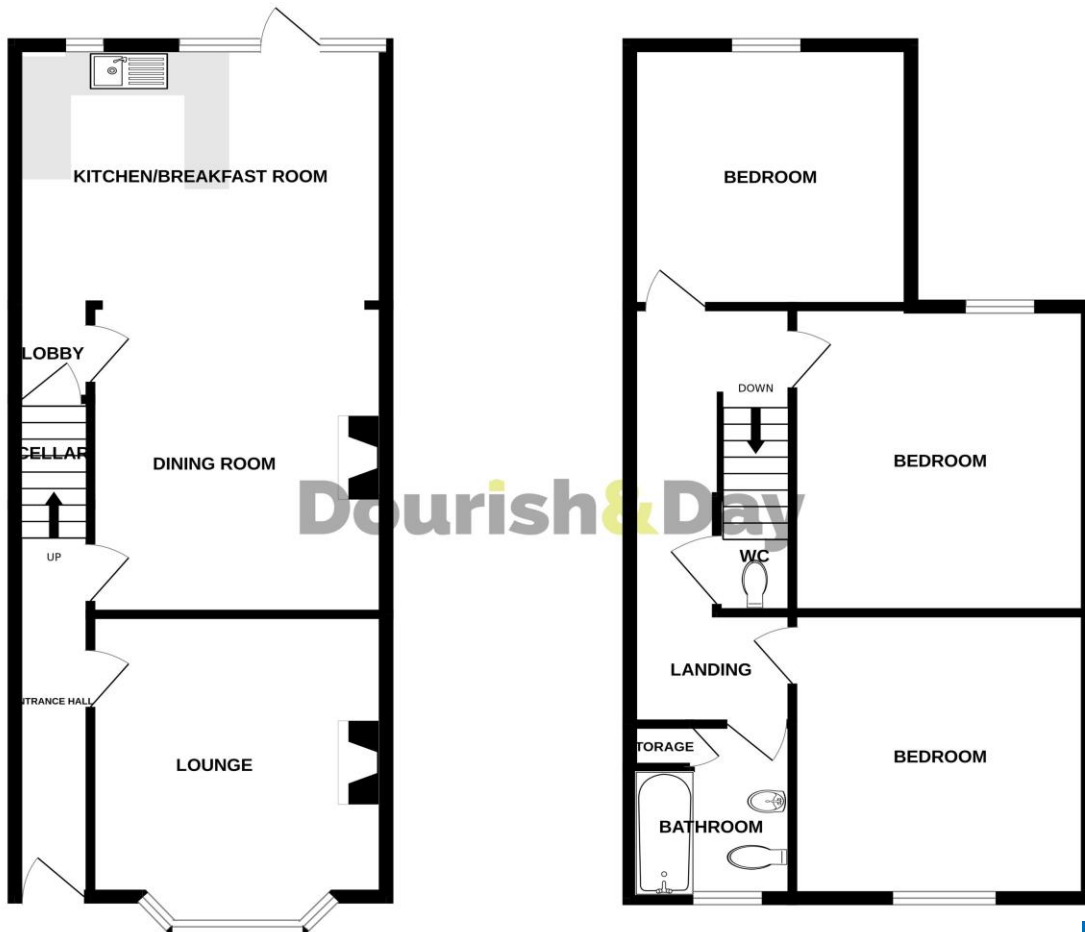
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GROUND FLOOR

1ST FLOOR



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			

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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