



£191,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

Rickerscote Stafford

Hawksmoor Road Rickerscote
Stafford Staffordshire

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Could this property be the perfect first home, maybe a great investment if you're thinking of getting into the rental market or maybe you're a family just after more space, either way this spacious, traditional bay fronted home has great potential and enjoys a good-sized rear garden.

Internally, comprising of an entrance hallway, living room, dining room, kitchen, and wet room on the ground floor. To the first floor there are four bedrooms and a family bathroom. Externally, the property has a lawned front garden and a large rear garden. What's more this home is also fitted with solar panels to which will help with the ever-rising energy bills!

- Spacious Terraced Home
- Living Room, Dining Room & Kitchen
- Four Bedrooms, Bathroom & Wet Room
- Front & Rear Gardens
- Ideal Family Home
- Solar Panels

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hall

Being accessed through a double glazed entrance door and having wood effect flooring, radiator and stairs leading to the first floor accommodation.

Living Room 14' 0" into bay x 15' 1" (4.26m into bay x 4.61m)

A large reception room which includes a gas fire, wood effect laminate floor, radiator and double glazed walk-in bay window to the front elevation.

Dining Room 8' 8" x 10' 6" (2.63m x 3.20m)

Having wood effect flooring, radiator and double glazed window to the rear elevation.

Kitchen 10' 1" x 10' 2" (3.08m x 3.10m)

Having a range of fitted units extending to base and eye level with fitted work surfaces having an inset sink drainer with mixer tap. Range of integrated cooking appliances including oven, hob and cooker hood over. Space for washing machine, built-in storage cupboard, wood effect flooring and double glazed window to the rear elevation.



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Lobby

Having a radiator and double glazed side door leading to the rear garden.

Wet Room 9' 2" x 5' 9" (2.79m x 1.75m)

Having a fitted suite including a shower area with an electric shower, wash hand basin and WC. Radiator and double glazed window to the rear elevation.

First Floor Landing

Having a built-in cupboard housing the gas central heating boiler and access to loft space.

Bedroom One 11' 4" into bay x 14' 8" (3.45m into bay x 4.46m)

A large double bedroom with built-in wardrobe, radiator and double glazed walk-in bay window to the rear elevation.

Bedroom Two 11' 11" x 9' 6" (3.64m x 2.89m)

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

Bedroom Three 10' 2" max x 7' 7" (3.11m max x 2.32m)

Having wood effect flooring, radiator and double glazed window to the rear elevation.

Bedroom Four 9' 2" x 10' 3" max (2.80m x 3.13m max)

Having a range of wardrobes, radiator and double glazed window to the rear elevation.

Bathroom 7' 7" x 5' 8" (2.31m x 1.72m)

Having a fitted suite including a panelled bath with mixer taps and shower attachment, pedestal wash hand basin and WC. Wood effect flooring, radiator and double glazed window to the rear elevation.

Outside - Front

The property is approached over a lawned front garden with pathway leading to the entrance door.

Outside - Rear

A large, enclosed garden featuring a patio area overlooking the remainder of the garden being mainly laid to lawn. There is also access to the rear garden via the shared entry.

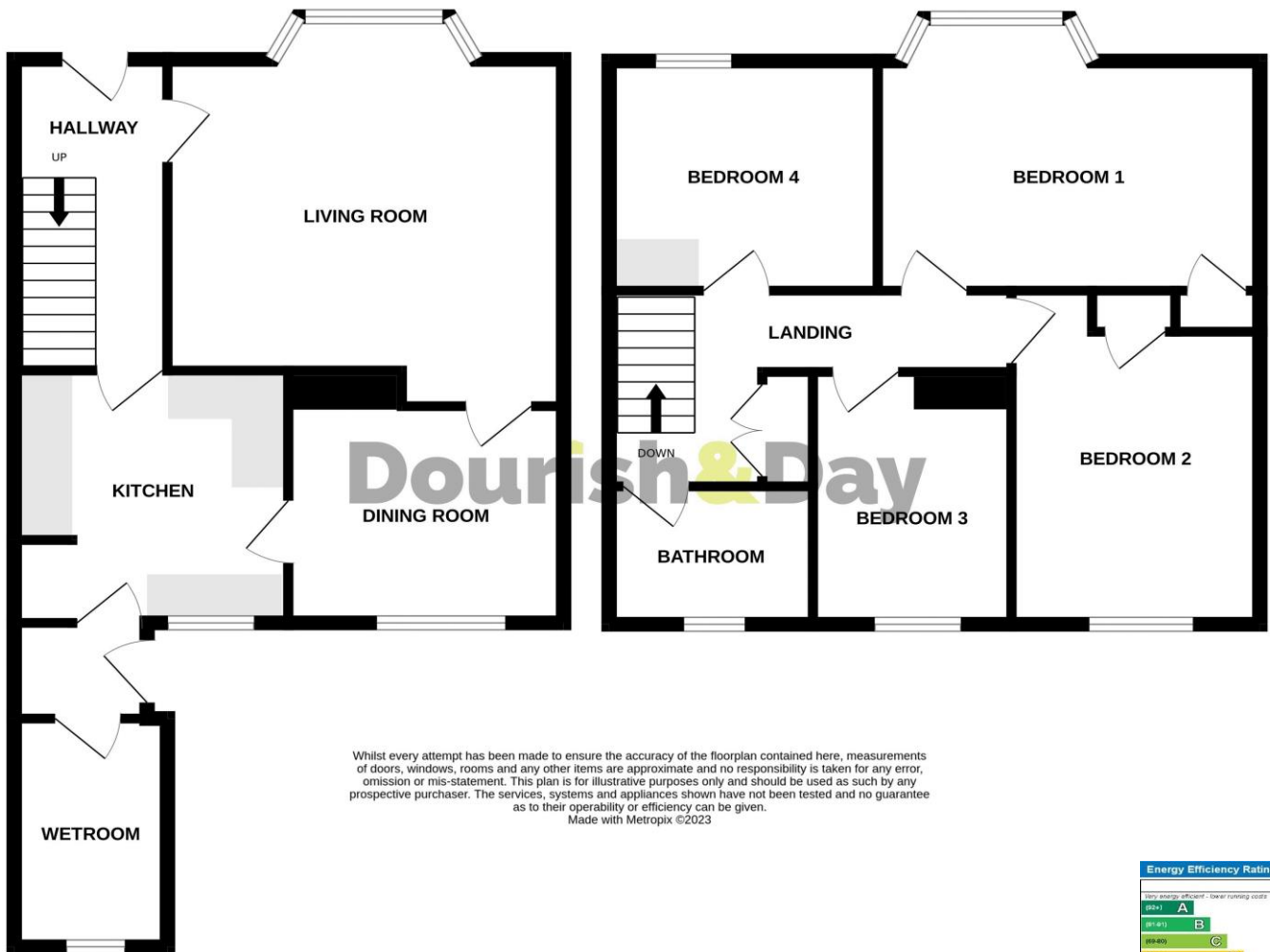
Solar Panels

We understand that the solar panels on the roof of the property produce free electricity for the property with the remaining electricity going back into the grid. You should seek clarification from your Solicitor at an early stage in the transaction.



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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		73	85

England & Wales EU Directive 2002/91/EC
www.epcrea.com



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