



£190,000

🔑 TENURE: Freehold

📊 EPC RATING: F

💷 COUNCIL TAX BAND: B

Stafford

Corporation Street
Stafford Staffordshire



Spacious Rooms...Close To Town....Two Bedrooms... Need I go on?? This is a spacious terraced house which is ready for someone to create something very special and will appeal to either first time buyers or landlords wishing to add to their property portfolios.

The accommodation includes a welcoming hall, 2 reception rooms, cellar and kitchen on the ground floor, a landing leads to the two double bedrooms, a third box room/study and the bathroom. Outside, there is a front forecourt and at the rear there is a good-sized garden with rear parking spaces.

- Traditional Terraced Home
- Ideal For First Time Buyers, or Investors
- Two Reception Rooms, Cellar & Kitchen
- Two Bedrooms, Box Room/Study & Bathroom
- Rear Garden With Parking
- Close To Stafford Town Centre 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 Porch

Accessed through a double glazed entrance door and featuring Minton tiled flooring, and an internal glazed wooden door with glazed panel inserts.

Entrance Hallway

Having stairs off, rising to the First Floor Landing & accommodation, Minton tiled flooring, a wall mounted electric heater, and internal door(s) off, providing access to;

Living Room 14' 4" x 12' 10" (4.37m x 3.91m) (measured INTO bay window recess)

A spacious reception room, with an electric fire set within a decorative surround, and having a double glazed bay window to the front elevation.

Dining Room 12' 9" x 13' 4" (3.88m x 4.07m)

A second good sized reception room, with an electric fire set on a tiled hearth, and also featuring a wall mounted electric radiator, and a double glazed window to the rear elevation.



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Kitchen 11' 6" x 8' 6" (3.51m x 2.59m)

Fitted with a range of wall, base & drawer units with work surfaces over, and incorporating an inset 1.5 bowl sink with drainer & mixer tap, and having space(s) for kitchen appliances. The room also benefits from having tiled effect flooring, a wall mounted electric radiator, an access door off, leading down to the cellar, a double glazed window to the side elevation, and a double glazed side door.



Cellar 11' 4" x 12' 1" (3.45m x 3.69m)

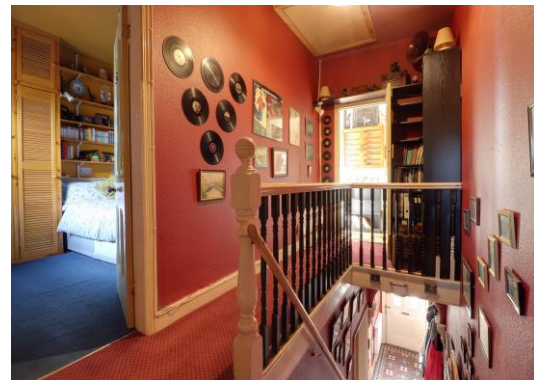
Accessed via a door from the kitchen, and benefitting from having power & lighting installed.

First Floor Landing

Having a wall mounted electric radiator, an access point to the loft space, and internal door(s) off, providing access to;

Bedroom One 12' 8" x 9' 8" (3.87m x 2.95m) (maximum measurements)

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

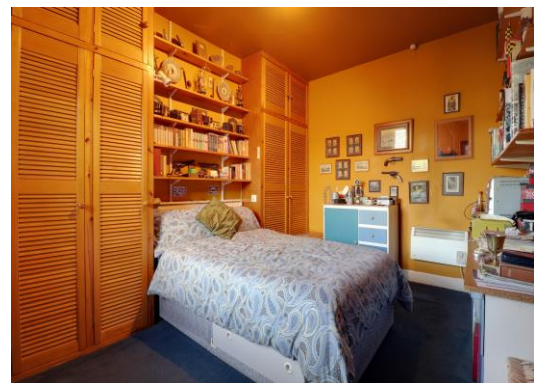


Bedroom Two 11' 7" x 10' 11" (3.52m x 3.32m) (maximum measurements)

A second double bedroom, having a built-in cupboard, and a double glazed window to the front elevation.

Box Room/Study 8' 6" x 6' 0" (2.58m x 1.83m)

Having a double glazed window to the front elevation.



Bathroom 11' 6" x 6' 5" (3.50m x 1.96m)

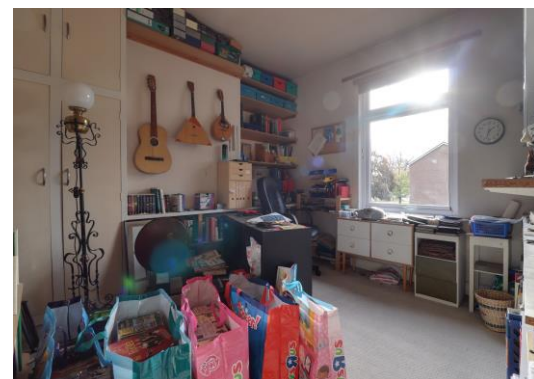
Fitted with a suite comprising of a low-level WC, a pedestal wash hand basin, and a panelled bath. The room also has an airing cupboard, and a double glazed window to the rear elevation.

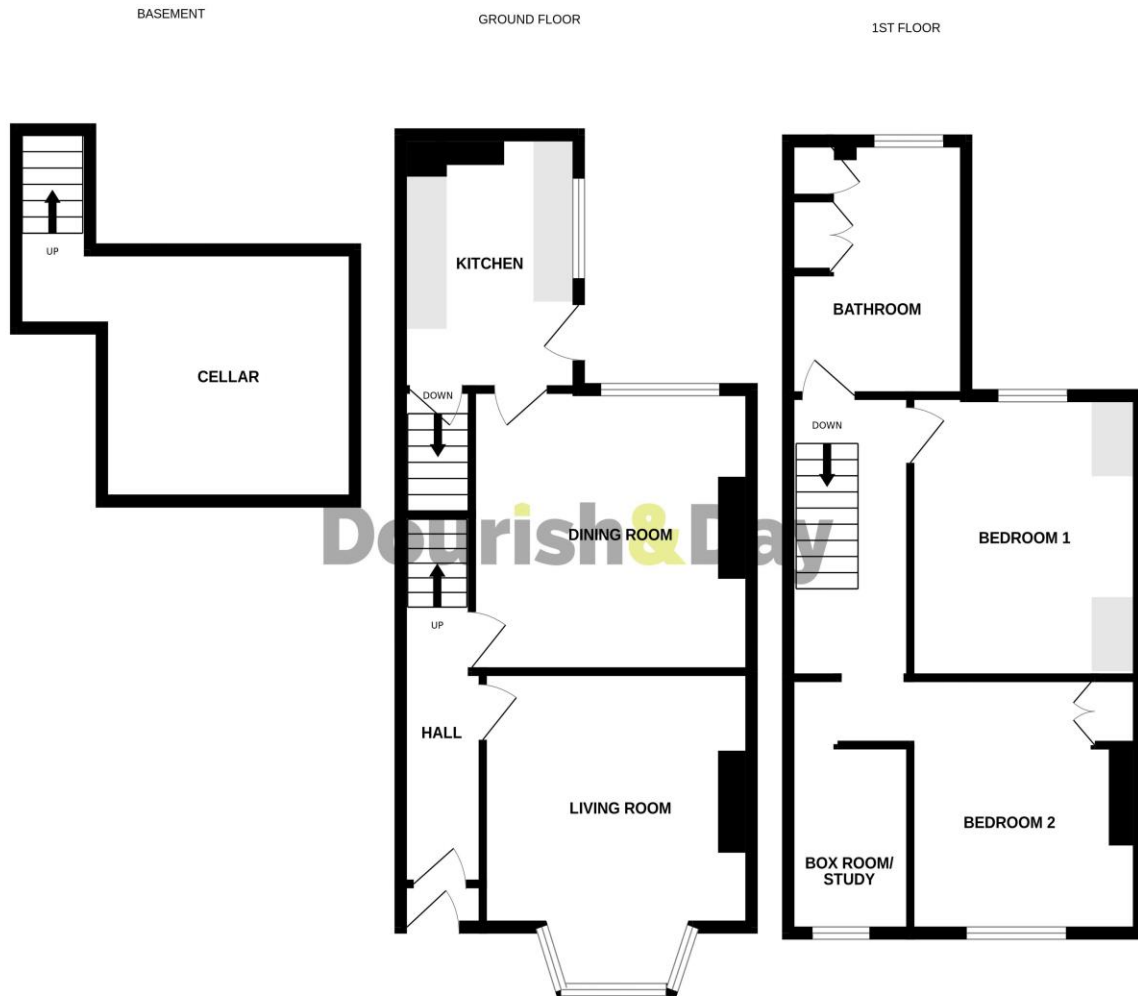
Outside Front

The property is approached over a gated front foregarden, with a pathway leading to the main entrance door.

Outside Rear

A good sized rear garden that features two brick constructed out-buildings, a paved patio seating area, and a lawned garden which in turn leads on to two parking spaces which is serviced from a rear access road.





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	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
Least energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC
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