



£180,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

## Stafford

Garden Street  
Stafford Staffordshire



**Calling all first-time buyers! Located in the heart of Stafford and near to excellent shops, amenities and train station stands this beautiful period home!**

Boasting a range of superb features, this incredible two-bedroom property and offers a wonderful internal layout which comprises of a living room, kitchen, and bathroom all on the ground floor. Whilst heading upstairs you will find two well-proportioned double bedrooms. Externally the home benefits from a garden to the front and a courtyard garden to the rear of the property. These homes rarely come to the market so if you are interested, we would recommend calling us soon to book your internal viewing!

- Two Bedroom Cottage
- Good Size Living Room & Kitchen
- Downstairs Bathroom With Courtyard Garden
- Close To Amenities & Mainline Train Station
- A Short Walk To Stafford Town Centre
- No Upward 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



**Living Room** 11' 4" x 10' 10" (3.45m x 3.29m)

Being accessed through a timber entrance door and having an electric fire set within a brick surround with a matching brick hearth, radiator and double glazed window to the front elevation.

**Kitchen** 14' 0" x 8' 6" (4.26m x 2.59m)

Having a range of matching base and eye level units and fitted work surfaces with inset stainless steel sink unit with chrome taps. Space for cooker with cooker hood over, wood effect laminate floor, radiator and double glazed window to the front elevation. Stairs lead to the first floor landing with storage beneath.

**Rear Hall**

Having a useful storage cupboard with wall mounted boiler, radiator and tile effect laminate floor. A glazed door leads to the rear garden.



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## **Bathroom** 5' 9" x 6' 11" (1.74m x 2.11m)

Having a white suite comprising of a panelled bath with a mains shower over and glazed screen and chrome taps, pedestal wash hand basin with chrome taps and low level WC. Tiled walls, tiled effect floor, radiator and double glazed window to the rear elevation.

## **First Floor Landing**

Providing access to loft space.

## **Bedroom One** 11' 7" x 12' 4" (3.52m x 3.77m)

A good-sized double bedroom having a radiator and double glazed window to the front elevation.

## **Bedroom Two** 8' 4" x 12' 11" (2.53m x 3.94m)

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

## **Outside - Front**

The cottage is approached over a lawned garden with a paved path leading to the front door. In addition, there are mature shrubs.

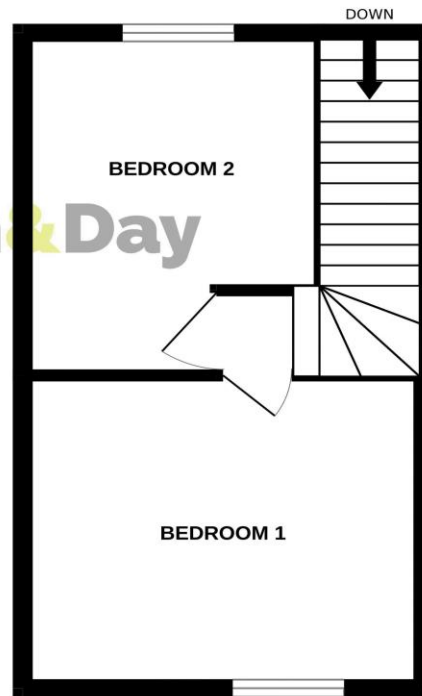
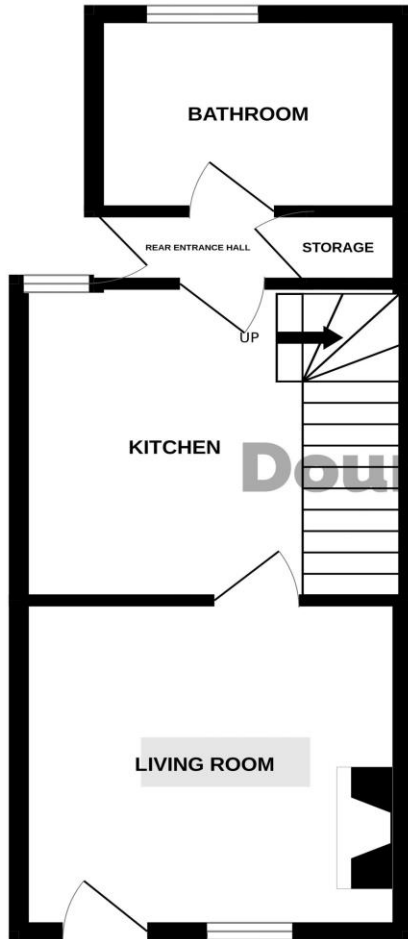
## **Outside - Rear**

There is a small courtyard style garden with pedestrian rear access and timber gate.



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		84
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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