



£190,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **B**

Stafford

Cramer Street
Stafford Staffordshire



If you are seeking a charming two-bedroom semi-detached Victorian terrace home, your search ends here! Perfect for first-time buyers and investors alike, this property is conveniently located near Stafford's bustling town centre, with easy access to local amenities and the mainline train station

Step inside to discover a welcoming entrance hall leading to a cozy living room, a spacious dining room, a well-appointed kitchen, and even a cellar—all on the ground floor. Upstairs, two double bedrooms and a bathroom await, providing comfortable living spaces. Outside, a low-maintenance courtyard garden completes the property, offering a serene outdoor retreat. Do not let this fantastic opportunity to step onto the property ladder pass you by—schedule your viewing today!

- Two Bedroom Bay Fronted Victorian Property
- Ideal For First Time Buyers or Investors
- Spacious Living Room & Dining Room
- Two Good Size Bedrooms & Bathroom
- Low Maintenance Courtyard Rear Garden
- Close To Stafford Town & Mainline Train Station

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 Hallway

Accessed through a timber entrance door to the front elevation, having stairs off, rising to the First Floor Landing & accommodation, Minton tiled flooring, a radiator, and internal door(s) off, providing access to;

Living Room 13' 11" x 13' 0" (4.25m x 3.95m)

A good sized reception room featuring a log burning cast-iron stove inset within a feature chimney breast set on a tiled hearth. There is wood flooring & a single glazed walk-in bay window to the front elevation.

Cellar

Accessed via steps down into a useful additional spacious storage area.

Dining Room 11' 5" x 11' 7" (3.47m x 3.52m)

A second reception room, featuring an Adams style decorative fire surround housing an inset fire, a large glazed display & drawer fitted cupboard between chimney recess & glazed window to the rear elevation.



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Kitchen 8' 11" x 7' 11" (2.72m x 2.41m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over to three sides incorporating an inset composite single bowl sink/drainer with chrome mixer tap above, and a range of integrated/fitted appliances which include; double electric oven/grill, and a 4-ring gas with extractor hood above. There is ceramic splashback tiling to the walls, tiled effect vinyl flooring, a radiator, a double glazed window to the side elevation, and a barn style timber door to the rear elevation.



First Floor Landing

Having a feature stained glass loft access hatch, a built-in storage cupboard, radiator, and internal doors off, providing access to all Bedrooms & Bathroom.

Bedroom One 11' 6" x 11' 1" (3.51m x 3.38m)

A double bedroom, featuring a decorative inset fireplace, wood flooring, a useful built-in cupboard, radiator, and two single glazed sash windows to the front elevation.



Bedroom Two 11' 6" x 11' 5" (3.50m x 3.49m)

A second double bedroom, again having a feature fireplace inset within the chimney breast, a radiator, wood flooring, and a double glazed window to the rear elevation.



Bathroom

Fitted with a white suite comprising of a low-level WC, a vanity style wash hand basin with chrome mixer tap above & storage beneath, and a panelled bath with chrome taps. There is part-ceramic tiling to the walls, wood flooring, a useful double height built-in storage cupboard housing a wall mounted gas central heating boiler, radiator, and a double glazed window to the rear elevation.

Outside Front

The property sits behind a small low-maintenance decorative gravelled forecourt garden with a tiled pathway providing pedestrian access to the front entrance door.

Outside Rear

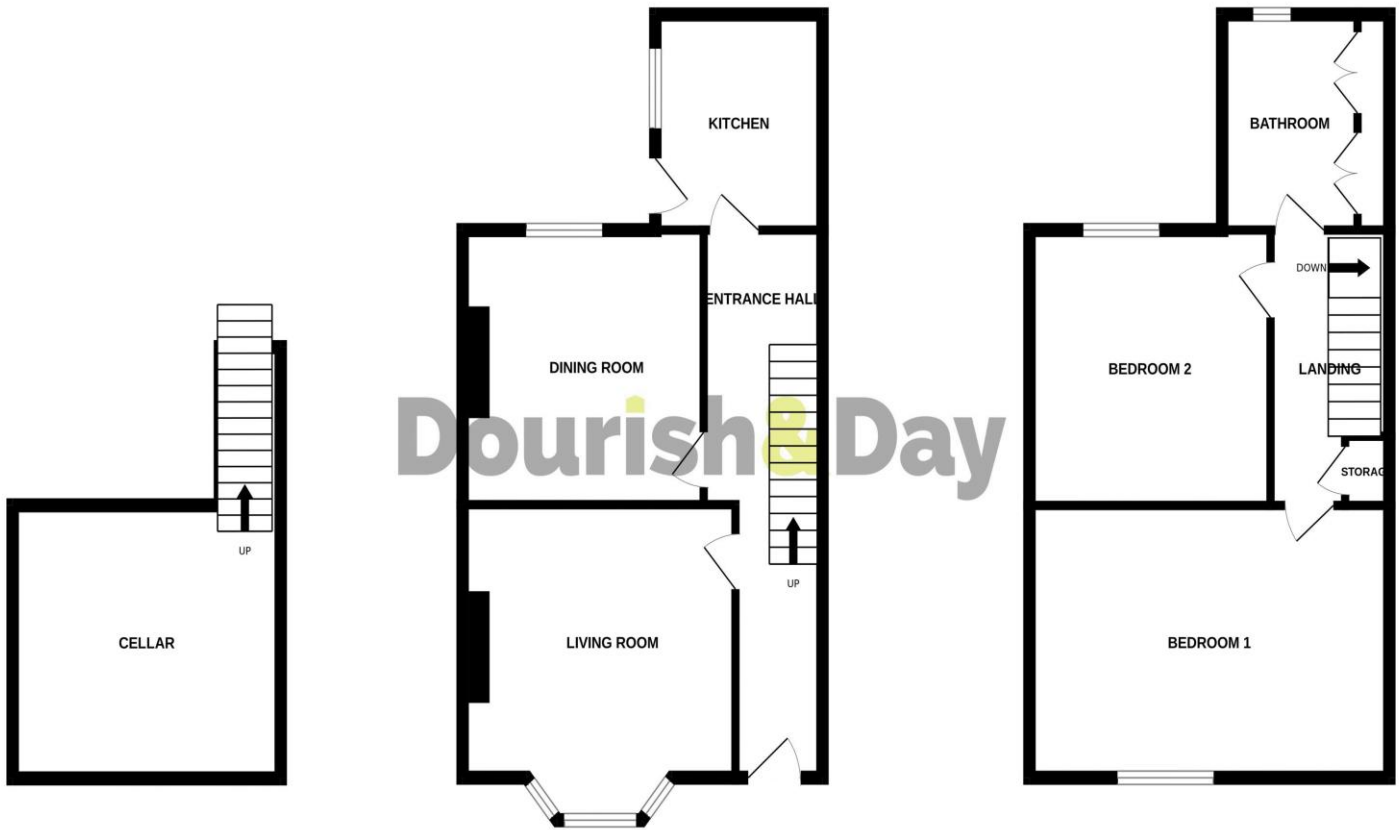
A low-maintenance courtyard style rear garden having decorative gravelled covering with a variety of mature shrubs & plants to the surrounds. There is a further brick constructed out-building offering additional storage.



CELLAR

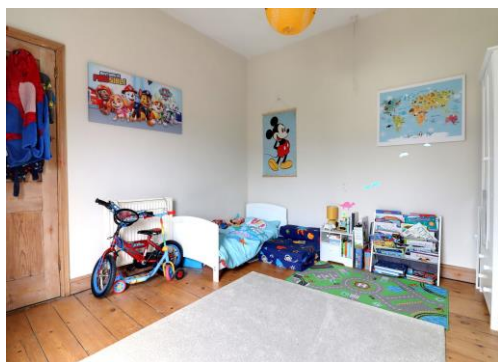
GROUND FLOOR

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		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epra.co.uk	



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