



£185,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: B

Stafford

Victoria Terrace
Stafford Staffordshire



Overflowing with charm and cosy interior, this terraced home boasts hidden treasures within. Nestled in the heart of Stafford town, it offers convenient access to various amenities, including the M6 Junction 14 and A34.

Inside, it features an inviting entrance hall with Minton tiled flooring, a delightful dining room with a bay window, a cosy living room, and a sleek, updated kitchen. Additionally, the property includes a cellar accessible from the hallway. Upstairs, three bedrooms and a modern bathroom await. Outside, a well-kept rear garden with a lawn and a charming patio area completes the picture.

- Ideal First Time Buyers Property
- Traditional Terraced House
- Extremely Well Presented Throughout
- Two Reception Rooms & Modern Fitted Kitchen
- Three Bedrooms & Family Bathroom
- Enclosed Rear Garden

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 Hall

With a wooden entrance door with leaded glazed panels, a radiator, Minton tiled flooring, access to the cellar and stairs to the first floor accommodation.

Dining Room 11' 11"(into bay)" x 11' 7" (3.62(into bay)m x 3.52m)

Featuring a walk in bay window with sash window, radiator and a feature period style fireplace with wooden surround. and wood effect flooring.

Living Room 11' 8" x 10' 8" (3.55m x 3.24m)

With a double glazed rear facing window, radiator and a feature period fire with wooden surround and wood effect flooring.

Kitchen 11' 9" x 6' 2" (3.57m x 1.87m)

With a double glazed rear facing window, a double glazed door leading out to the garden, tiled flooring, ceiling spotlights and a matching range of wall, base and drawer units with fitted worktops which incorporate a sink drainer unit with mixer tap and an integrated oven and hob with cooker hood above and spaces for further appliances.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

First Floor Landing

With doors leading to all three bedrooms and bathroom.

Bedroom One 11' 7" x 10' 9" (3.53m x 3.28m)

A double bedroom with a newly installed loft hatch with drop down ladder a rear facing double glazed window and radiator.

Bedroom Two 10' 2" x 10' 10(max)" (3.10m x 3.30(max)m)

A further double bedroom with a front facing double glazed window, radiator and built in wardrobe.

Bedroom Three 6' 8" x 6' 2" (2.02m x 1.89m)

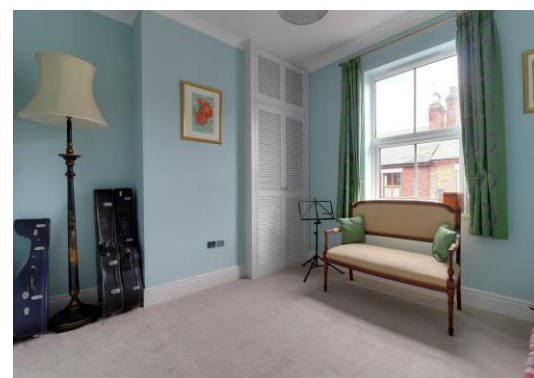
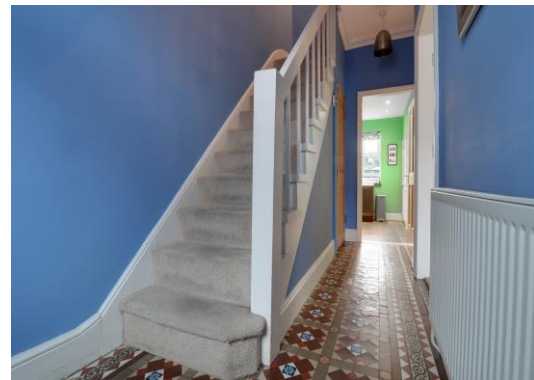
With a front facing double glazed window and radiator.

Luxury Family Bathroom 11' 7" x 7' 9" (3.54m x 2.36m)

With a rear facing double glazed window, a radiator, ceiling spotlights, tiled floor and a modern suite that consists of a WC, a contemporary vanity style wash basin with mixer tap, a panelled bath with centre fill mixer taps and a tiled shower cubicle.

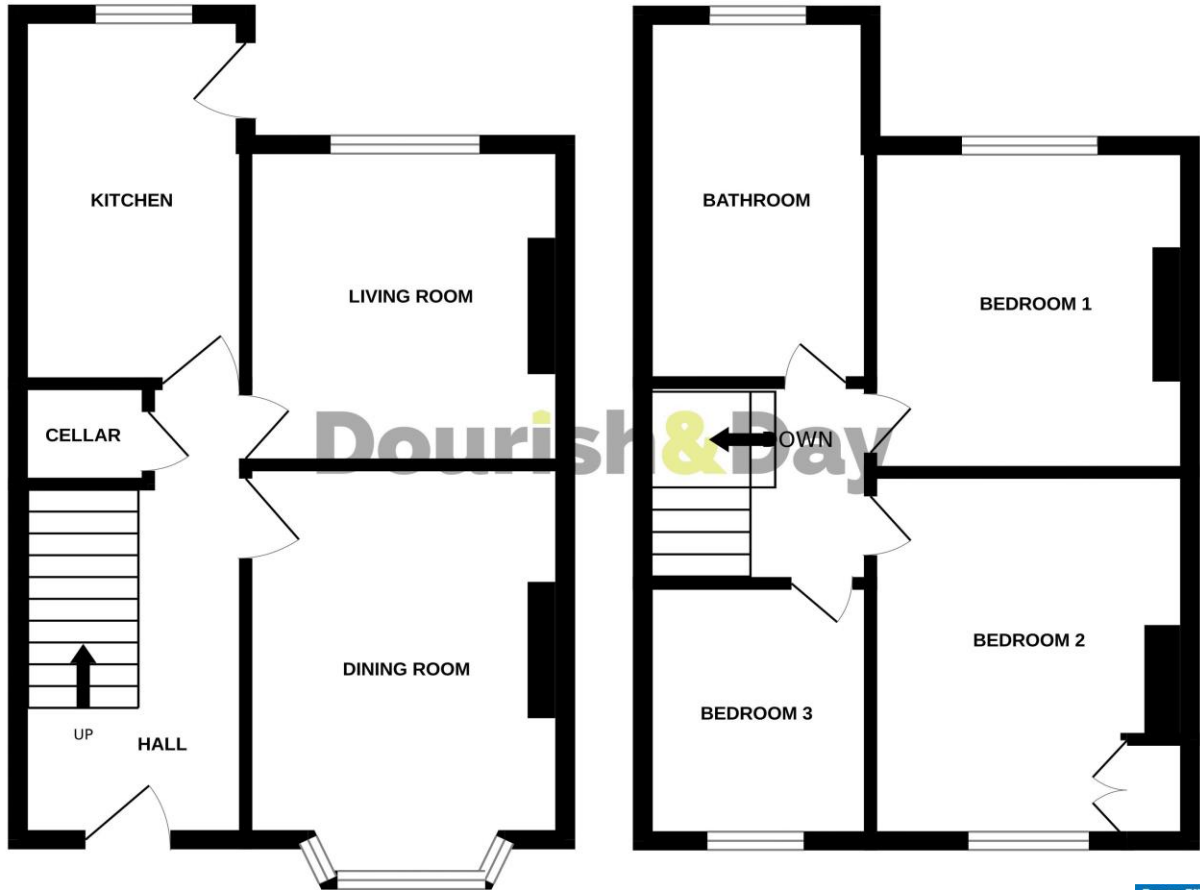
Outside Rear

An enclosed rear garden consisting of two paved seating areas and a lawned garden. There is also a gated side access.



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.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		83
(61-80)	C		
(41-60)	D		
(21-40)	E		
(1-20)	F		
Least energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk