





**\*\* TWO BEDROOM TRADITIONAL TERRACE  
\*\* ENCLOSED GARDENS \*\* CHARACTER  
FEATURES \*\***

A stunning Victorian terraced property featuring two spacious double bedrooms and a private rear garden, conveniently located within walking distance of Stafford Town Centre and its wide array of shops and amenities. The interior boasts an entrance hallway with original Minton tiled flooring, a lounge with a log-burning stove, a dining/sitting room with original quarry tiled flooring, and French doors opening to a beautifully landscaped rear garden.

Additional features include a cellar and a kitchen. Upstairs, there are two generous double bedrooms and a large bath/shower room. The rear garden offers a cut Indian stone patio with raised borders and a brick-built garden store.

Viewings are strictly by appointment only and can be arranged by contacting Abode Estate Agents.



## Hallway

With a timber glazed front entry door leading into, original Minton style flooring throughout, central heating radiator, coving to ceiling, thermostat, smoke alarm and internal timber door leading to:

## Dining Room

With 2x UPVC double glazed French doors leading to the rear garden, original quarry tiled flooring throughout and central heating radiator.

## Kitchen

With a UPVC double glazed window to the side elevation, featuring a range of matching base and eye-level storage cupboards and drawers with wood block effect drawer top preparation works surfaces. A range of integrated appliances include a four ring gas hob with oven and grill, one a half composite sink and drainer with mixer tap, central heating radiator, plumbing for freestanding and under counter white goods, built-in dishwasher and spotlighting to ceiling, internal staircase leads down to the cellar.

## Lounge

With a UPVC double glazed window to the front elevation, the focal point of the room being the cast-iron log fireplace with tiled half and bricks around, panelled flooring throughout and coving to ceiling.

## Landing

With access to loft space loft hatch, smoke alarm and internal doors leading to:

## Bedroom One

With 2x UPVC double glazed windows to the front elevation, central heating radiator and TV aerial point.

## Bedroom Two

With a UPVC double glazed window to the rear elevation and central heating radiator.

## Bathroom



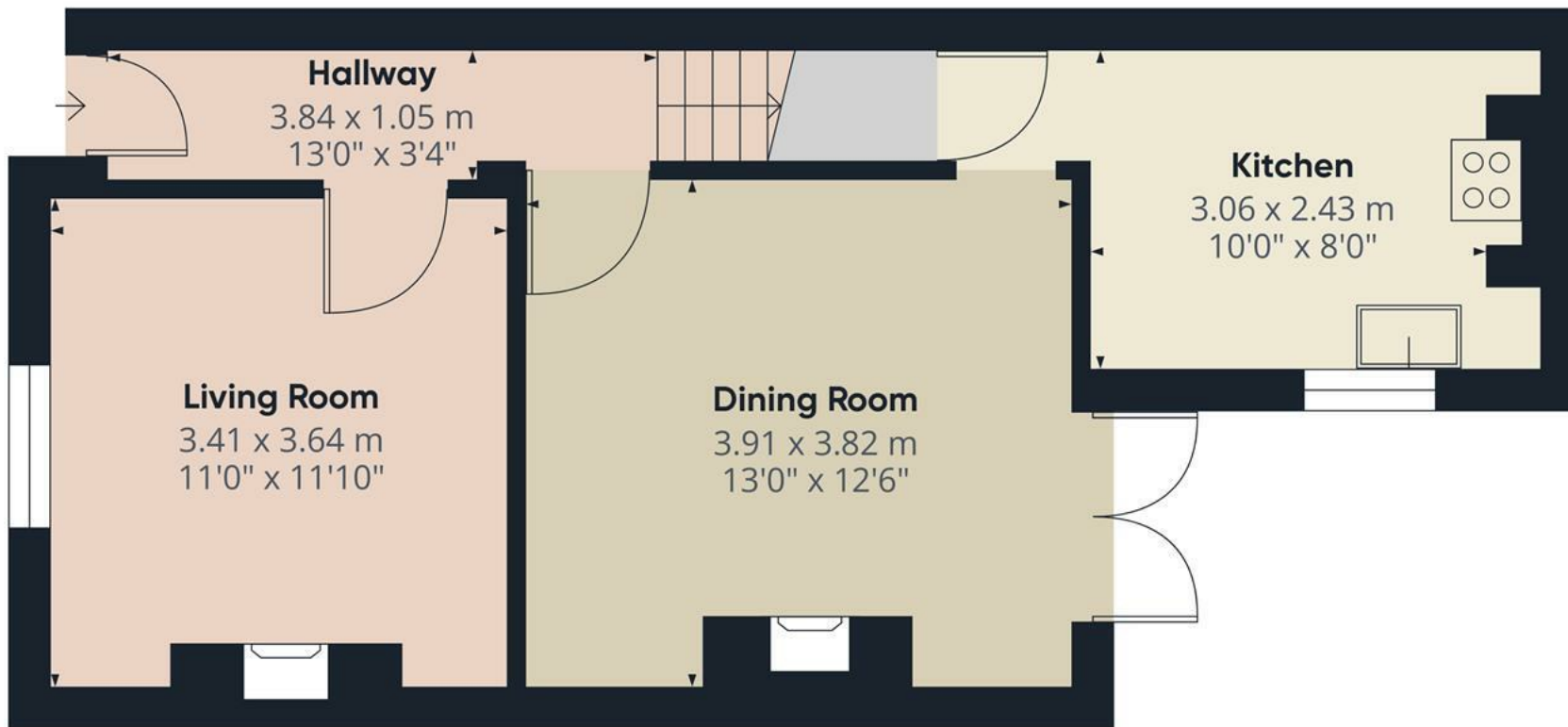
Featuring a four piece family bathroom suite comprising of low-level WC, bathroom unit with chrome tap mixer tap, pedestal wash and basin with chrome tap fittings, corner shower cubicle with shower over and tiling to wall coverings, heated towel radiator and spotlighting to ceiling.











Approximate total area<sup>(1)</sup>

41.71 m<sup>2</sup>

448.96 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0



Approximate total area<sup>(1)</sup>

39.89 m<sup>2</sup>

429.37 ft<sup>2</sup>

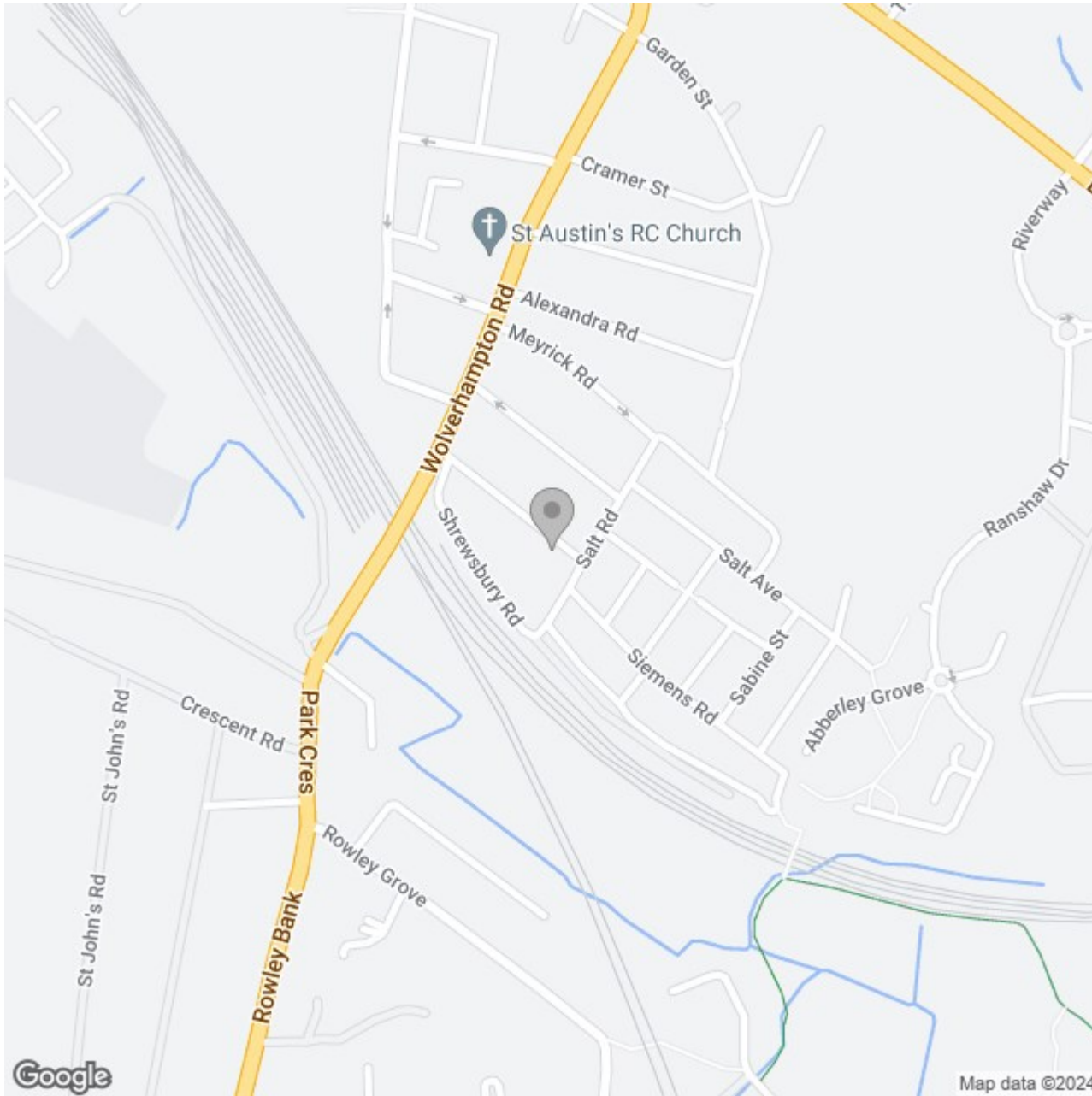
(1) Excluding balconies and terraces

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Floor 1





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	