

# John Donne Street

Stafford, ST16 1PN

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Offers Over £150,000

**Offered to the market with no upward chain is this terraced property ideal for first time buyers or investors situated towards the north end of Stafford.**

This property will appeal to a wide range of buyers including both first time buyers, downsizers and investors, with an estimated rental figure if you were looking to purchase this property as an investment of approximately £700PCM. For first time buyers, this is an excellent opportunity to step onto the property ladder in a popular, yet convenient location within Stafford. The property is well placed for commuters with its close proximity to J14 of the M6 motorway, providing access into the national motorway network and the nearby A34. Stafford is home to its own intercity railway station which provides regular services to London Euston, taking approximately only 1hr 20mins, alongside a range of further destinations.

To the ground floor is the UPVC entrance door opening into the hallway with carpeted stairs rising to the first floor landing, and a door opening into the lounge with UPVC double glazed bay window to the front elevation, carpeted flooring, ceiling light point with feature log burner and door leading in to the kitchen/diner. The kitchen/diner is fitted with a range of matching wall and base with worksurfaces over and various integrated appliances, radiator, two ceiling light points, under stairs storage cupboard and space for a dining table and chairs, glazed sliding doors leading into the conservatory with French doors leading into the garden and a door leading into the WC.

Upstairs on the first floor landing there are two generous double bedrooms and a modern family bathroom consisting of a P shaped bath with mixer tap attachment over and a separate double width glazed shower cubicle, wash hand basin, WC, and an obscured double glazed UPVC window to the rear elevation.

Outside to the front of the property is a gravelled driveway leading to a blockpaved area to the front door and to the rear of the property is an enclosed garden with a block paved patio area and decking area to the centre of the garden, shrubs to the side and a good sized open shed to the rear.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band A

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA28102024







## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



## John German

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