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Lawrence Street, Stafford, ST17 4DU

Offers Around
£125,000



Property Description

Ideally situated close to Stafford town centre, this traditional terraced home offers an ideal opportunity for either first time buyers to get onto the property ladder or for investors to add to there property portfolios.

The accommodation offers an entrance hall that offers access to the dining room and separate lounge. Off the lounge is the kitchen and downstairs bathroom.

Three bedrooms can be found on the first floor with bedroom two benefitting from built in wardrobes and the master bedroom featuring a large bay window allowing plenty of natural light into the property.

To complete the property is the enclosed rear garden which is mostly laid to lawn with block paved walk way.

Accommodation

Entrance Hall

Dining Room

Lounge

Kitchen

Bathroom

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

3.4m x 3.4m (11'1" x 11'1")

4.6m x 3.0m (15'1" x 9'10")

2.5m x 2.3m (8'2" x 7'6")

2.3m x 1.5m (7'6" x 4'11")

4.6m x 3.4m (15'1" x 11'1")

3.5m x 2.0m (11'5" x 6'6")

2.4m x 2.2m (7'10" x 7'2")

Tenure: Freehold



Floor Plan: Lawrence Street, Stafford, ST17 4DU



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2019.

DB Roberts Stafford Branch
18 Salter Street, Stafford, ST16 2JU

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. *Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

