

# Oxford Gardens

Stafford, ST16 3JD

John   
German



# Oxford Gardens

Stafford, ST16 3JD

£169,950

**An attractive traditional bay fronted mid terrace house which is very well presented and provides family sized accommodation with a modern fitted kitchen and garage to the rear.**

## Accommodation

Enclosed porch with front entrance door opens into the reception hall which has a superb Minton tiled floor and stairs rising to the first-floor landing.

A spacious open plan living and dining room has a front facing bay window and laminate floor.

The splendid kitchen has an excellent range of modern units with stainless steel accessories, contrasting work surfaces incorporating a stainless-steel double bowl sink and drainer, ceramic tiled floor and a spacious under stairs pantry.

A rear lobby has an outer door and a door to a utility/cloakroom that has a low flush WC, wall hung wash basin, a chrome towel radiator and space and provision for washing machine.

On the first floor there are three generous sized bedrooms, the principal bedroom being particularly spacious in addition to a bathroom which has a modern white and chrome suite comprising pedestal wash basin, low flush WC and bath together with contrasting tiling.

## Outside

There is a shallow terraced foregarden and to the rear is a paved path and sun terrace beyond which lies a garage. The garage may contain asbestos.

The property is located in a popular area of the town and also convenient for the amenities on offer.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

**Our Ref:** JGA/20102020

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







GROUND FLOOR

1ST FLOOR

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 Metropia ©2020

## Agents' Notes

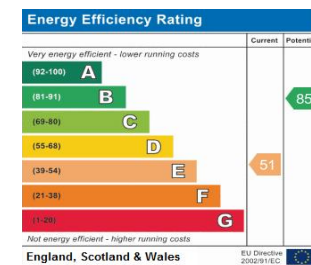
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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

12 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent

