



ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

Talbot Road, Stafford

£165,000

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Summary

You could be forgiven that you've just stumbled across the holy grail with this property, as it is a traditional ground floor, 'share of freehold' apartment, so no lease fees payable, with its own GARDEN! An incredibly rare find, this is sure to be extremely popular bearing in mind its convenient 'close to town' position and unique benefits including the garden and exterior stores (so there is even space to keep your bicycle)! The property benefits from having been recently updated and comprises a generous living room, superb contemporary kitchen diner, two large double bedrooms and a modern shower room. Outside is what makes this home so special, with a generous lawned garden also boasting the two brick built external stores. So between the impressive garden and the internal space being so generous, that this apartment is larger than a lot of two bedroom houses, this home really does offer great value for money, so don't miss out and book in an early viewing!

Living Room - 4.42m x 3.83m (14'6" x 12'6")

Kitchen/Diner - 3.95m x 3.44m (12'11" x 11'3")

Hall

Utility Area

Master Bedroom - 4.39m x 3.62m (14'4" x 11'10")

Bedroom Two - 3.57m x 3.12m (11'8" x 10'2")

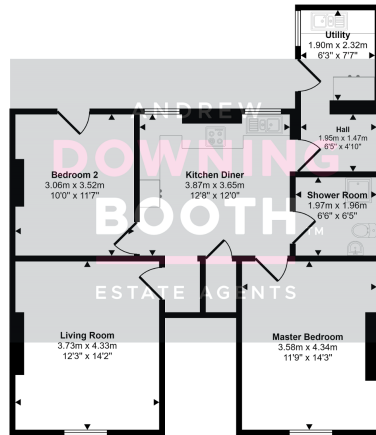
Shower Room

Exterior

The property benefits from having its own garden which is laid mainly to lawn with wood panelled boundaries. A gate provides access to a shared access pathway whilst the garden also benefits from having two useful exterior stores.



Approx Gross Internal Area
74 sq m / 799 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Traditional Two Double Bedroom Ground Floor Apartment
- Superb Contemporary Kitchen Diner
- Modern Shower Room
- Generous Garden With Exterior Stores
- Large Living Room
- No Upward Chain

