



83 Newport Road, Stafford, ST16 1DB

Dixon & Co

Sales Lettings Commercial

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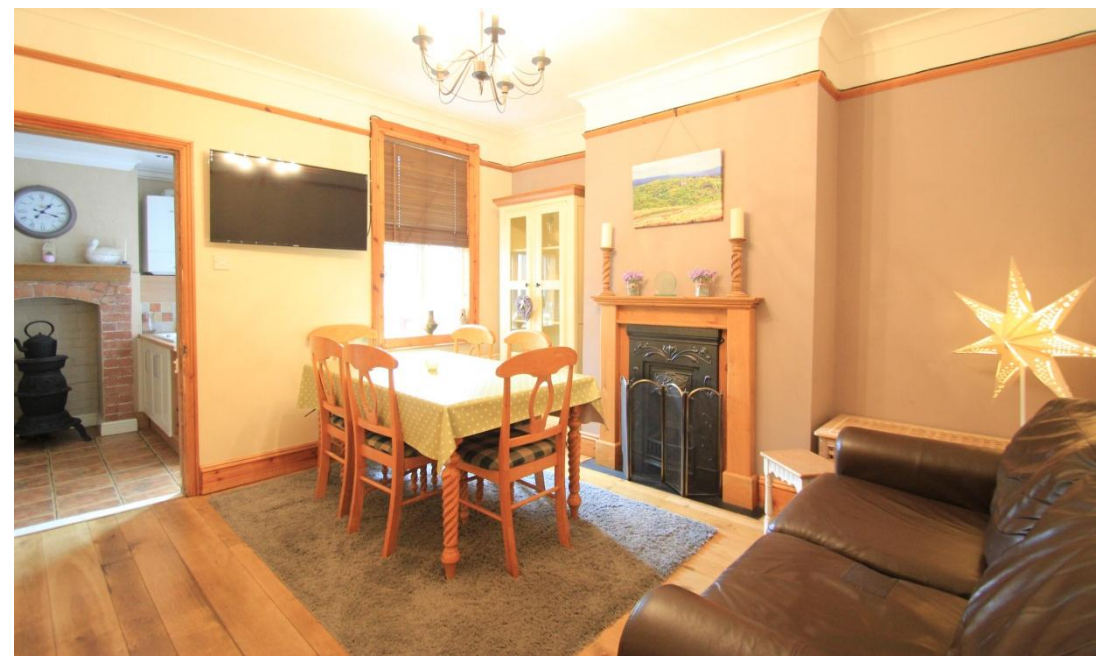
Extended and with a converted loft, this charming Edwardian mid-terraced property is brimming with character, but has been lovingly modernised to make it ideally suited for family life.

Situated in one of the most sought after parts of town, the accommodation broadly comprises three double bedrooms, one with en-suite, a family bathroom, a lounge, a dining room, a kitchen and a separate utility room. The property also has the benefit of off street parking and a garage to the rear. Fully double glazed and with a gas fired central heating system, this is a generously proportioned residence that would suit a wide range of needs – from first time buyers to upsizing families and investors.

Close to Stafford Town Centre, the property naturally has the benefit of excellent commuter links; there is access to the M6 motorway at Junctions 14 and 13 and Stafford railway station providing mainline services to London, Birmingham, Manchester and Liverpool is just a short walk away.

Hall: The front door opens out into a bright and light entrance hall that provides direct access into the lounge, the dining room and the stairs to the first floor. With a traditional tiled floor and a feature arch this is a welcoming space.

Lounge: The lounge area is located to the front aspect of the property. Spacious and with a walk in bay window, this charming room, with feature fireplace, is neutrally decorated and has a high ceiling with ceiling rose.



Dining Room: Set to the rear of the property and featuring a traditional cast iron fireplace with a decorative wooden surround, this versatile space is the hub of the property. Currently laid for six persons but still with ample room for a large sofa, the high ceilings and wooden floor give this space a grand feel – ideal for entertaining – yet is conveniently located adjacent to the kitchen for the rigours of family life.

Kitchen: A well organised kitchen located to the rear aspect of the property arranged in a galley style. With a tiled floor, feature fireplace and a range of high and low units, this neutrally decorated space also features a space for a cooker with extractor above, plenty of storage (including under stair) as well as a door leading out onto the decking area.

Utility: Set to the rear of the kitchen, this large fitted utility features a range of wall mounted units, a substantial work surface, space for a fridge freezer and under counter space for a range of appliances as per the households requirements.





Bedroom 1: Located in the loft space, the master bedroom is a spacious double with fresh décor and plenty of natural light from the pair of velux type windows to the front elevation. With plenty of room for a bed and additional furniture, this space also features a built in storage cupboard and an en-suite shower room. The shower room is located to the rear elevation and features a white suite with low level close coupled W/C, a wall mounted sink and a double shower.

Bedroom 2: Located on the first floor, the second bedroom to the property was formerly the master bedroom prior to the en-suite loft conversion taking place. Of large dimensions and with the benefit of the walk in bay window, this is an excellent space for older children or as a substantial guest bedroom.

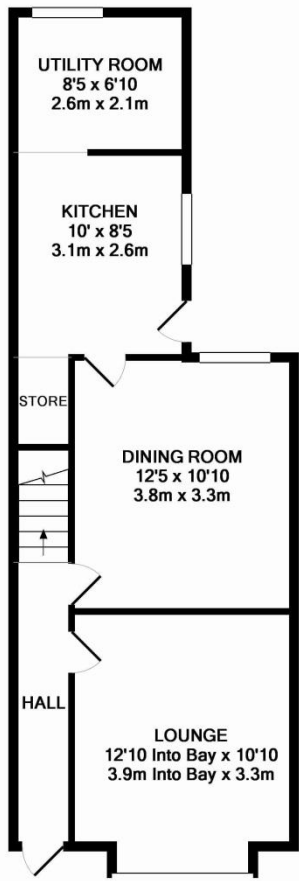
Bedroom 3: Currently used as a nursery, this double bedroom is brightly decorated and features a window to the rear elevation. With a carpeted floor and high ceiling this is a generous space that is ideal for a younger child.

Family Bathroom: The family bathroom is a striking space. With windows to two elevations, a free standing roll top bath and a separate shower as well as a close coupled low level W/C, this is an elegant room that fittingly illustrates the quality and ambience of this residence.

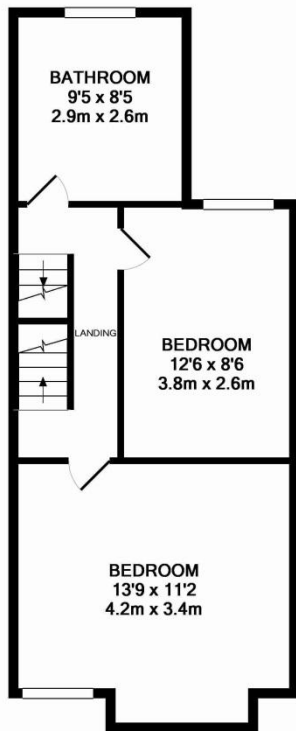
Garden: Set to the rear of the property the garden area is set up for ease of maintenance. With a substantial decking area for al fresco dining, the remainder of the garden is laid to gravel and is surrounded by panel fencing for privacy.

Parking & Garage: There is an access road to the rear of the property that provides access to the parking and the garage. With off road parking for two vehicles the large garage can be used for additional vehicle storage if required or general storage purposes.

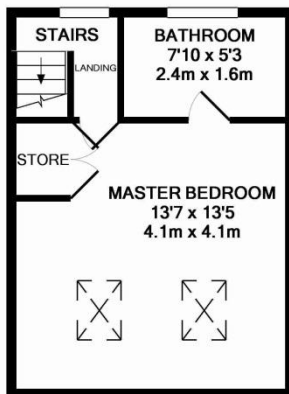




GROUND FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.
(44.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 417 SQ.FT.
(38.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 253 SQ.FT.
(23.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1150 SQ.FT. (106.8 SQ.M.)

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
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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. Dixon & Co (Stafford) Ltd 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. MEASUREMENTS Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Energy Performance Certificate



83, Newport Road, STAFFORD, ST16 1DB

Dwelling type: Mid-terrace house
Date of assessment: 27 September 2013
Date of certificate: 27 September 2013
Reference number: 8107-1431-8429-8227-5173
Type of assessment: RdSAP, existing dwelling
Total floor area: 117 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

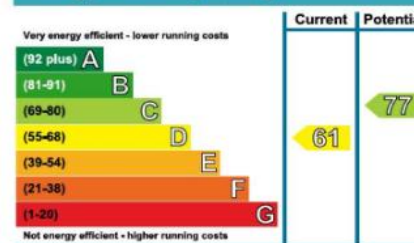
Estimated energy costs of dwelling for 3 years:	£ 3,333
Over 3 years you could save	£ 660

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 183 over 3 years	
Heating	£ 2,787 over 3 years	£ 2,199 over 3 years	
Hot Water	£ 291 over 3 years	£ 291 over 3 years	
Totals	£ 3,333	£ 2,673	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 474	✓
2 Floor Insulation	£800 - £1,200	£ 126	✓
3 Low energy lighting for all fixed outlets	£35	£ 60	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.