



Offered to the market with no upward chain is this exciting opportunity to purchase a detached bungalow sitting on a generously sized plot within the county town of Stafford.

£280,000

Offered to the market with onward chain is this detached bungalow offering superb potential for development and improvements (subject to obtaining the relevant planning permissions). Situated on the corner of Queensville and Windsor Road on a generously sized plot within a highly popular residential location within Stafford. The property falls into the catchment area for St. Leonard's Primary School and furthermore there are also a good selection of high schools positioned locally. Stafford town centre is home to a range of supermarkets, high street shops, bars and restaurants in addition to an intercity railway station offering regular services to London Euston taking approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network.

In brief the accommodation comprises an entrance porch opening into the allway with doors off into the three spacious double bedrooms, kitchen, family bathroom and living room.

From the kitchen a door leads into the useful utility room with a door providing access into the rear garden.

Outside to the front of the property is a driveway providing off-road parking and a garage at the side of the property. To the rear is a superb enclosed garden laid mainly to lawn with a variety of plants, trees and shrubs, pond and patio seating area.

Notes: The back boiler has been condemned. The property is not registered with land registry.

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

Property construction:

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Unknown

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 D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/09072024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



John German





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Agents' Notes

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