

# Bodmin Avenue

Stafford, ST17 0EQ



An excellent opportunity to acquire an attractive three bedroom detached bungalow which is situated in an outstanding location within easy walking distance of the doctors surgery, Co-op, Bod bar and various other shops.

£355,000



John German

There is a front reception hall which leads to a dining kitchen having an attractive range of high and low level units with contrasting granite effect work surfaces and a stainless steel one and half bowl sink and drainer. Integrated appliances comprise gas hob with stainless steel extractor canopy and splash plate, oven, microwave and a fridge/freezer. There is space for a dining table.

The delightful dual aspect lounge has a marble fireplace and an attractive contemporary style electric fire.

There is an inner hall, and off which leads three very pleasant and well proportioned bedrooms. The second bedroom is currently used as a second sitting room.

The shower room has a double width shower, WC and wash hand basin with integrated cupboard beneath, chrome towel radiator, superb full height tiling and a linen cupboard.

The property stands back from the road behind an ornamental stone fore garden and a drive which gives access to the garage. Gated side access leads to a covered area which gives access to the kitchen.

To the rear of the property is a paved sun terrace and a central path with two lawned areas and established borders either side, leading to a wild garden. There is a garden shed and a further lawn to one side with access to a bike shed and a personal door to the garage.

The bungalow is situated in one of the most sought-after areas of Stafford and indeed a great location with local facilities within a couple of minutes' walk away. Stafford also has an intercity railway station where there are regular services operating to London Euston and some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

**Agents note:** The Land Registry refers to covenants and a copy of the document is available upon request.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** 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](http://www.gov.uk/government/organisations/environment-agency)  
[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/28082024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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## Agents' Notes

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**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.

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