

Avondale Circle

Stafford, ST18 0YZ



An ultra spacious and well designed modern townhouse located on this sought after development, convenient for both the town and surrounding countryside amenities. Double off road parking and gardens.

£225,000

John German 

The front main entrance leads you into the reception hall, off which lead the stair to the first floor and the two-piece fitted guest cloakroom. The principal living/dining and kitchen areas are open plan by design and offer an overall generous sized area that has both windows and natural light from the front and rear.

The lounge/dining area spans the full width of the house and has double doors that lead to a glass canopied veranda, patio and garden.

The fitted kitchen has a full range of high gloss base, wall and draw units with contrasting worktops and upstand, and integrated appliances that include a cooker, gas hob, extractor hood, fridge freezer, dishwasher and washing machine. There is also a stainless-steel sink unit.

The first-floor landing gives access to the three bedrooms and family bathroom. The master bedroom is a very pleasant front facing room with a built-in double wardrobe and access to its own three-piece en suite shower room with white and chrome fittings and partial tiling.

Bedroom two is a double sized rear facing bedroom, and bedroom three would make an ideal children's single bedroom.

The family bathroom is fitted with a white and chrome suite to comprise bath with shower over, low level WC and wash hand basin.

Outside, two allocated side by side parking spaces at the front of the property, together with lawns to the front and side, and a gated rear access.

The rear garden is privately fenced, has a patio area with glass canopied veranda cover in part. There is also a lawn and borders.

We understand there is a communal green space charge, currently £148 per annum.

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: Two parking spaces

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 C

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

Our Ref: JGA/20032025

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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