Claremont Grove Stafford, ST17 9UQ







£280,000



Accommodation - An entrance lobby leads to a pleasant lounge and dining area with a focal point fireplace (the gas fire is not working).

The kitchen has an attractive range of units with contrasting granite effect work surfaces, a stainless steel one and a half bowl sink and drainer, tiled splash backs and a tiled floor. (The oven does not work).

An inner hall leads to two bedrooms and a shower room having a corner shower, wash basin with cupboard beneath, WC and attractive tiling.

The bungalow stands back from the road beyond a lawned foregarden and drive giving access to the carport that in turn leads to the single garage. To the other side of the property is a caravan port. The rear garden is partly lawned and paved including a sun terrace.

The bungalow is situated in a popular location within Stafford and is convenient for the town centre and its many amenities including an intercity railway with regular services to London Euston, some of which take approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

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. The land registry refers to rights and covenants, a copy is a vailable upon request.

The oven and gas fire are not in working order.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability). **Broadband type**: Standard, Superfast and Ultrafastare available See Ofcom link for speed: https://checker.ofcom.org.uk/

Mobile signal/coverage: See Ofcomlink 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/01092025

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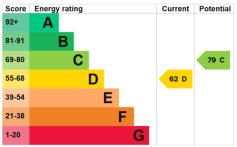












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Agents' Notes
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