

Bodmin Avenue

Stafford, ST17 0EF



This attractive traditional semi detached house is situated in an exceptionally popular area and within a couple of minutes walk of the shopping facilities at Bodmin Avenue, health surgery and library.

£260,000



John German

The detailed accommodation comprises; porch opening into a reception hall that has stairs rising to the first floor landing with a useful under stairs cupboard beneath.

The delightful lounge has a half bay front facing window and fireplace having a marble hearth and inset housing a coal effect fire. Laminate flooring extends through double doors into a separate dining room which in turn has patio doors opening to the terrace and garden.

The kitchen has a traditional range of units with contrasting granite effect work surfaces, a one and a half bowl sink and drainer, tiled splash backs, tiled floor and useful pantry. Access leads into the utility room that is spacious and has a comprehensive range of modern units with contrasting work surfaces, a stainless steel one and a half bowl sink and drainer plus space and provision for a washing machine.

Off the first floor landing there are three bedrooms, the principal bedroom has a half bay front facing window and a range of fitted wardrobes extending full width to one wall. The second bedroom has built in wardrobes and the third bedroom has a stair intrusion. The bathroom has downlighting, full height tiling, a bath with screen and electric shower, wash basin with integrated cupboard, chrome towel radiator and a cupboard housing the gas boiler. A separate WC has WC, full height tiling and downlighting

Outside - The house stands back from the road beyond an established front garden with borders and an adjacent drive leading to the garage. To the rear of the property is a terrace with lawn beyond surrounded by mature borders leading to a further terrace, pond and deck.

The property is situated in a highly sought after location that is convenient for schools of all ages. The county town of Stafford has a mainline intercity railway station where regular services operate to London Euston, some of which take only approximately one hour and twenty minutes. Junction 13 of the M6 provides 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 covenants, a copy of which is available upon request.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

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

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

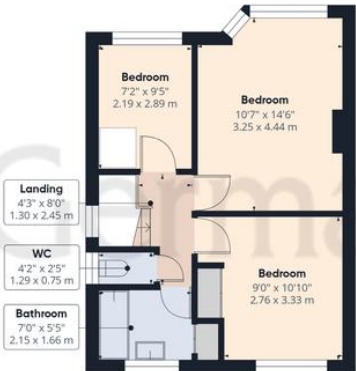
Local Authority/Tax Band: Stafford Borough Council / Tax Band C

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

Our Ref: JGA/13112025

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Approximate total area[®]
1052 ft²
97.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

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RICS

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The Property
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TRADING STANDARDS UK

John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Agents' Notes

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