



£325,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💰 COUNCIL TAX BAND: **D**

## Stafford

Radford Bank  
Stafford Staffordshire



*If you are looking for a bungalow in a superbly highly sought-after location but want to modernise something to your own taste and standard, then this could be the one for you! Situated on Radford Bank which offers convenient access into Stafford town centre and nearby shops!*

This bungalow consists of an entrance hallway, lounge/dining room, kitchen, utility room with guest WC, Two bedroom and a Shower room. Outside the bungalow provides off street parking and a private rear garden. You will have to be fast in booking your viewing as properties like this notoriously sell fast!

- Two Bedroom Detached Bungalow
- Lounge/Dining Room & Kitchen
- Utility With Guest WC & Shower Room
- Spacious Conservatory
- Driveway & Private Enclosed Rear Garden
- Located In A Highly Desirable Location

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Entrance Hallway

Accessed through a double glazed entrance door, having loft access, storage cupboard, wood flooring & radiator.

## Living Room 15' 5" x 17' 6" (4.70m x 5.33m)

A spacious living room featuring an electric fire set in a marble surround with matching inset & hearth. There are two radiators, and a double glazed bay window to the front elevation.

## Kitchen 13' 5" x 8' 11" (4.10m x 2.71m)

Having a range of matching base & eye-level units with fitted work surfaces over incorporating an inset single bowl sink with chrome mixer tap over. Fitted/integrated appliances include; oven, microwave oven, and an induction hob with extractor above. The kitchen also benefits from having ceramic splashback tiling to the walls, tiled effect flooring, a radiator, double glazed windows to both the side & rear elevations, and a further glazed internal door leading into the Utility Room.

## Utility Room 9' 3" x 8' 10" (2.81m x 2.69m)

A useful utility room, having space(s) for plumbed appliances. The utility room also benefits from having a pedestal wash hand basin with a chrome mixer tap, tiled flooring, a wall mounted central heating boiler, a glazed window to the side elevation, and a double glazed door leading into the Conservatory.



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## **Conservatory** 8' 10" x 13' 5" (2.68m x 4.10m)

A brick based double glazed conservatory having double glazed windows all around, ceramic tiled flooring, a radiator, and a double glazed door, providing views and access to the rear garden.

## **Guest WC** 5' 5" x 3' 2" (1.64m x 0.96m)

Fitted with a low-level WC, and having tiled flooring, and a glazed window to the rear elevation.

## **Bedroom One** 12' 6" x 11' 5" (3.82m x 3.47m)

A spacious double bedroom featuring a range of fitted bedroom furniture. There is a radiator, and a double glazed window to the front elevation.

## **Bedroom Two** 10' 6" x 11' 6" (3.19m x 3.50m)

A further double bedroom, having a radiator, and a double glazed window to the rear elevation.

## **Shower Room** 6' 8" x 6' 10" (2.03m x 2.09m)

Fitted with a white suite comprising of a low-level WC with concealed cistern, a vanity style wash hand basin with chrome mixer tap set into top, with storage cupboards beneath, and a screened shower cubicle housing a mains-fed shower. The shower room also benefits from having part-tiled walls, laminate flooring, a chrome towel radiator, and a double glazed window to the rear elevation.

## **Outside Front**

The property sits behind a well maintained lawned garden area to the front with a low-brick wall to the front border with a variety of mature planting shrubs/trees, and is approached over a paved/gravelled driveway which provides ample off road parking, and access to the attached single garage and main entrance door.

## **Outside Rear**

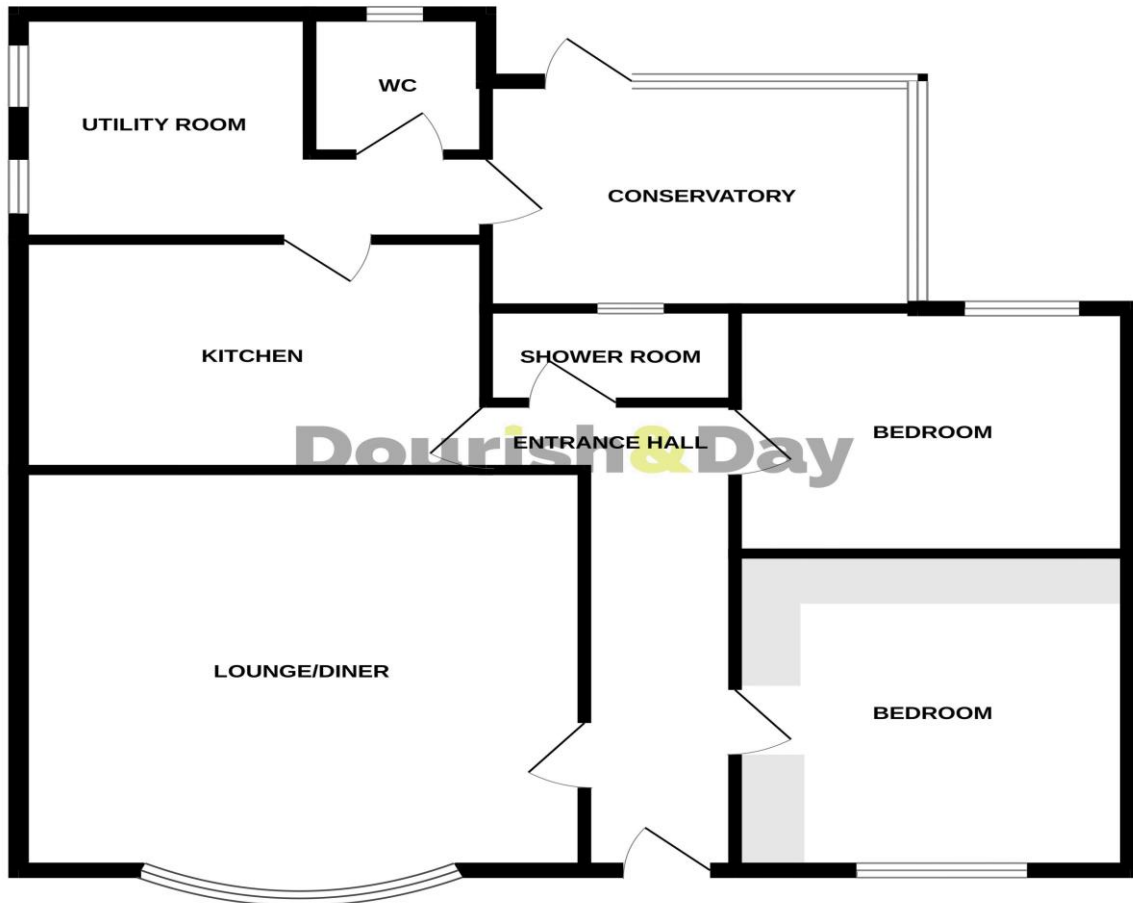
A beautifully presented, large & private rear garden being laid mainly to lawn with a central planting feature, and also having a paved outdoor seating area. There is a variety of established & mature trees & shrubs to the orders, and a garden shed.

## **Garage**

A single garage having an up and over access door to the front elevation.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Energy efficient - best rating code	A		
(91-95)	B		81
(81-90)	C		
(69-80)	D		
(55-68)	E	58	
(41-54)	F		
(21-40)	G		
Not energy efficient - lowest rating code			

England & Wales EU Directive 2002/91/EC  
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