



£240,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: C

Weeping Cross Stafford

Bodmin Avenue Weeping Cross
Stafford Staffordshire



Finding a bungalow in the right location can be difficult, if you're looking for a semi detached bungalow in a highly regarded location with excellent shops, amenities, doctors' surgery, and bus routes literally on your doorstep, then we have the perfect bungalow for you!

Internally, there is a spacious entrance porch and hallway, lounge diner leading to the conservatory, fitted kitchen, two bedrooms and a bathroom. Externally there is a driveway, single garage with up and over door and a beautifully maintained and private rear garden. This property is ready for the new owner to make their own and is offered with no onward chain.

- Vacant Possession & No Upward Chain
- Two Double Bedrooms & Bathroom
- Lounge Diner & Conservatory
- Private & Generous Rear Garden
- Garage & Driveway
- Convenient & Sought After Location

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Porch

Being of a good size with double glazed windows and door to the front elevation and internal glazed door with side panel to:

Hallway

With door to storage cupboard, loft access hatch, a radiator and doors to:

Lounge/Diner 21' 2" x 12' 0" max, 8' 5" min (6.44m x 3.66m max, 2.62m min)

With a tiled fireplace, ceiling coving, two radiators, serving hatch to kitchen, double glazed window to the rear elevation and additional double glazed door to:

Conservatory 8' 9" x 8' 2" (2.66m x 2.48m)

With double glazed window and French doors to the rear elevation.

Kitchen 10' 8" x 7' 11" (3.26m x 2.42m)

Fitted with base and eye level units, work surfaces incorporating a sink unit with chrome mixer tap and tiled splashbacks, fitted oven and hob, space for fridge and washing machine, base fitted gas central heating boiler, breakfast



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bar, vinyl flooring, a radiator and double glazed window and door to the side elevation.

Bedroom One 11' 5" x 10' 9" (3.47m x 3.28m)

With a radiator and double glazed window to the front elevation.

Bedroom Two 11' 7" x 9' 5" (3.54m x 2.87m)

With a radiator and single glazed window to the front elevation.

Bathroom 6' 5" x 5' 7" (1.96m x 1.70m)

With a suite comprising of a panelled bath, pedestal wash hand basin and WC, radiator, part tiled walls and double glazed window to the side elevation.

Outside - Front

There is a driveway providing off road parking and access to the garage, lawn area, paved pathway and side access gate.

Garage 18' 4" x 8' 4" (5.6m x 2.53m)

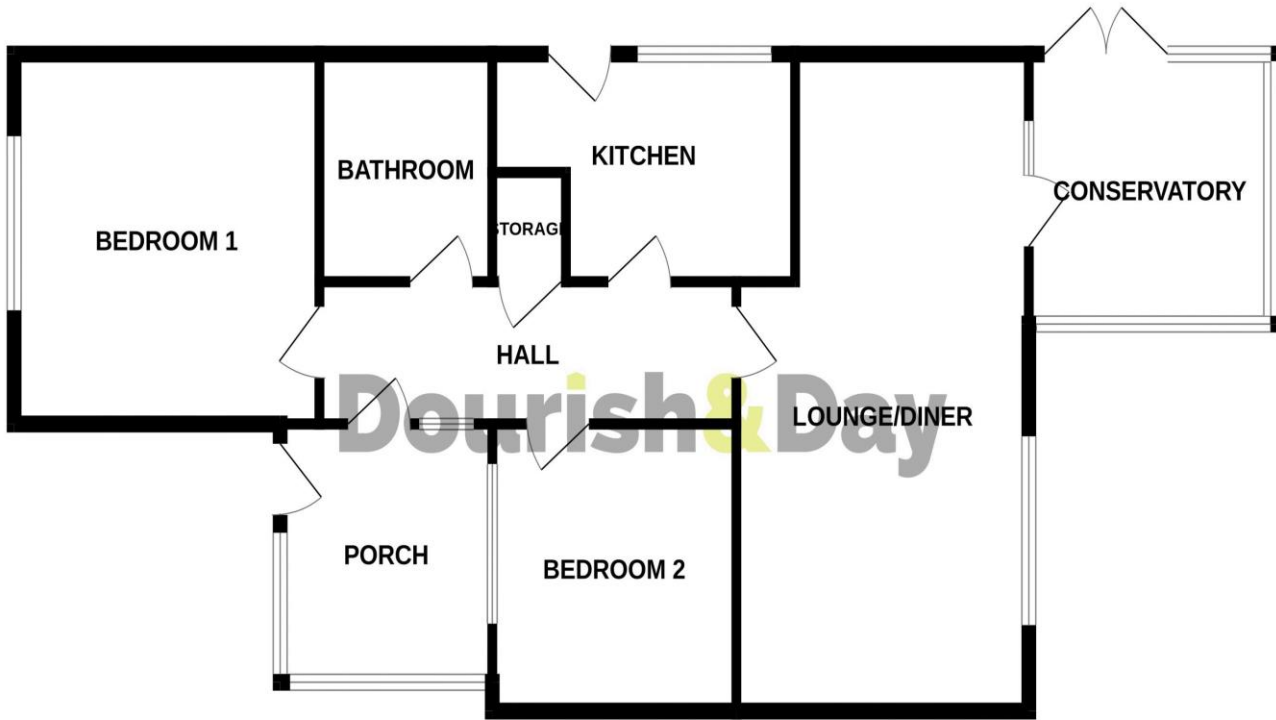
Having an up and over door to the front elevation and door to the rear elevation.

Outside - Rear

Generous and private rear garden with a paved patio seating area and paved pathway, mainly laid to lawn with flower beds, plants and shrubs and enclosed by panelled fencing and hedging.



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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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