



14, Austin Close, Stone, ST15 0AB



Asking Price £235,000

A Smart Semi-Detached Bungalow in a Prime Spot. Situated "on the flat" just off Friars Avenue, this well-presented bungalow enjoys an excellent location within a short walk of the Eccleshall Road shops and easy reach of M&S, Stone Leisure Centre, and the town centre. The property has been carefully maintained and selectively upgraded by its previous owner to create a comfortable, well-appointed home. The accommodation includes: Open-plan lounge / dining room with French doors to the rear garden, Modern fitted kitchen, Two bedrooms & Updated shower room Outside, a good-sized, low-maintenance garden offers plenty of space for sitting out and pottering, while a detached single garage provides secure storage and parking. The bungalow benefits from uPVC double glazing and gas central heating with a modern boiler. Well presented throughout and offered for sale with no upward chain.



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Entrance Hall

Reception area with upvc part glazed front door and linen cupboard with wall mounted gas fired combi boiler.

Lounge / Dining Room

A spacious open plan lounge with space to accommodate a dining table. Rear facing French doors opening to the garden, chimney breast with feature fireplace and living flame fire. TV aerial connection.

Kitchen

Featuring a range of wall and base cupboards with light wood effect doors and coordinating wood effect work surfaces with inset 1½ bowl sink unit. Ceramic electric hob, eye level electric oven and plumbing for washing machine. Rear facing window overlooking the garden and half glazed 'back door'.

Bedroom 1

Double bedroom with window to the front of the bungalow.

Bedroom 2

With window to the front of the bungalow.

Shower Room

Modern upgraded shower room with walk-in shower enclosure, glass screen and thermostatic shower, pedestal basin and WC. Chrome heated towel radiator and shower wall panelling. Window to the side of the bungalow.

Outside

The property occupies a larger than average plot with gardens front and rear, mainly hard landscaped and designed for a minimum of maintenance. The fully enclosed rear garden has a large paved patio, gravel beds and raised planted borders. Raised wooden deck with pergola. Access to the detached single garage is from the road at the rear of the property.

General Information

Services; Mains electricity, gas, water & drainage. Gas central heating

Tenure; Freehold

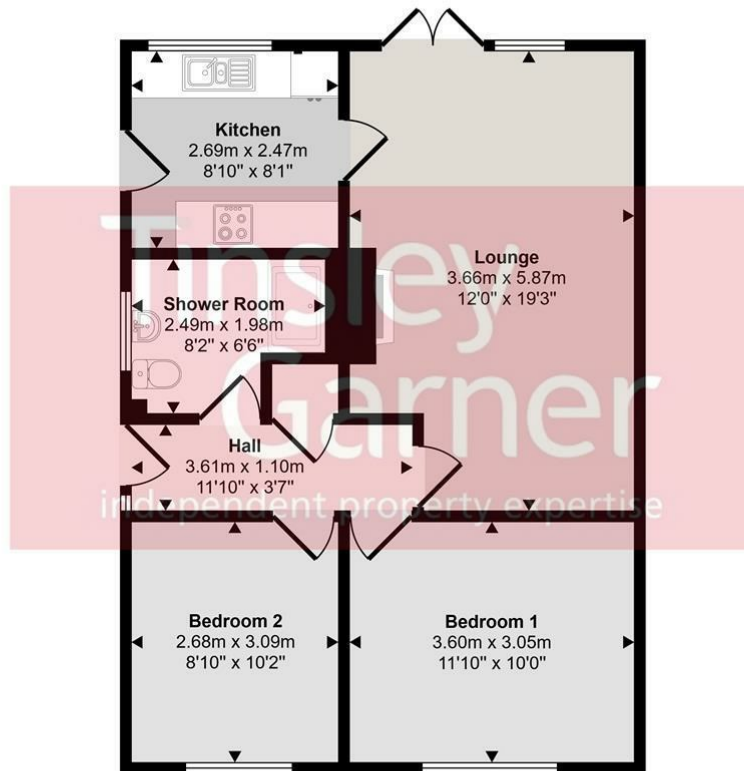
Council Tax Band B

Viewing by appointment

For sale by private treaty, subject to contract.
Vacant possession on completion



Approx Gross Internal Area
59 sq m / 632 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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