



ESTATE AGENTS

... the key to a successful move



Draycott Old Road, Draycott, Stoke-On-Trent, ST11 9AH

**Offers in the
region of
£265,000**

*** FANTASTIC SEMI DETACHED DORMER BUNGALOW * SOUGHT AFTER RESIDENTIAL
LOCATION**

*** ENTRANCE HALL * LOUNGE/DINER * KITCHEN**

*** THREE BEDROOMS * BATHROOM**

*** FRONT AND REAR GARDEN**

w: www.keysestateagents.co.uk

Draycott Old Road, Draycott, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

Nestled on the charming Draycott Old Road in Stoke-On-Trent, this delightful dormer semi-detached bungalow presents an exceptional opportunity for those seeking a comfortable and inviting home. The property comprises: entrance hall, lounge/diner, kitchen, bathroom and a bedroom. To the first floor are two good sized bedrooms, this property is perfect for families or those looking for extra space. The well-appointed reception room offers a warm and welcoming atmosphere, ideal for both relaxation and entertaining.

This bungalow is in superb condition, ensuring that it is ready for you to move in without delay. With no chain involved, the process of acquiring this lovely home is made even more straightforward, allowing you to settle in quickly and enjoy all that it has to offer.

The location is another highlight, providing easy access to local amenities and transport links, making it a convenient choice for everyday living. Whether you are a first-time buyer, a growing family, or someone looking to downsize, this property caters to a variety of needs.

In summary, this bungalow on Draycott Old Road is a rare find, combining space, comfort, and a prime location. Don't miss the chance to make this wonderful property your new home.

GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 399911

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 399911

Services

We believe all are available.

Tenure

Assumed to be freehold.

Council Tax Band G - Stafford

Offer Procedure

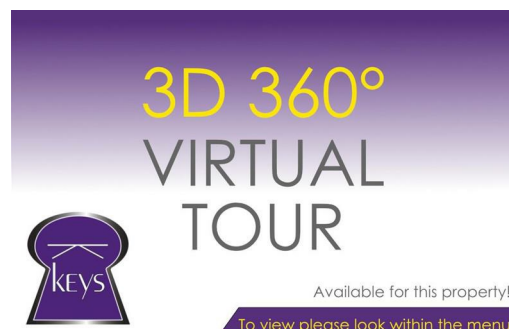
All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.


Subject to contract. Vacant possession on completion.


Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation



Draycott Old Road, Draycott, Stoke-On-Trent,



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

Draycott Old Road, Draycott FLOOR PLAN



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
Written quotations of credit terms available on request. A life assurance policy may be required