

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



49 The Wood, Meir, Stoke-On-Trent, ST3 6HR

£200,000

- A Detached Bungalow
- Large Plot
- Large Gardens With Huge Potential
- No Chain
- Two Bedrooms
- Integrated Appliances
- UPVC Double Glazing Throughout
- Great Potential

A rare opportunity to purchase a unique detached bungalow with no chain!

This bungalow in The Wood is situated on a large plot in a discreet location offering plenty of privacy and potential to extend subject to appropriate consent.

Currently, there are two bedrooms, a living room as well as a kitchen and bathroom but there is obvious potential to increase the size of the accommodation.

The bungalow is now in need of some imagination in order to fulfil it's potential and we anticipate that you may wish to modernise and improve many aspects both inside and out.

Positioned along a quiet, unmade road just off The Wood, this property really does need to be seen to be appreciated!

See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

ENTRANCE PORCH

UPVC Double glazed window. External door

ENTRANCE HALL

Timber internal door. Carpet. Radiator. Access to loft hatch.

LIVING ROOM

13'05 x 12'11 (4.09m x 3.94m)

UPVC Double glazed window. Laminate floor. Radiator.

KITCHEN

11'09 x 11'07 (3.58m x 3.53m)

UPVC Double glazed window. Tiled floor. Radiator. Range of base and wall units. Port tile walls. Integrated gas oven and hob. Integrated fridge/ freezer. Valiant combi boiler. Timber rear door into rear porch.

FIRST FLOOR

BEDROOM ONE

12'11 x 11'02 (3.94m x 3.40m)

UPVC Double glazed window. Carpet. Radiator. Fitted wardrobes.

BEDROOM TWO

11'07 x 10'07 (3.53m x 3.23m)

UPVC Double glazed window, Carpet. Fitted storage cupboard.

BATHROOM

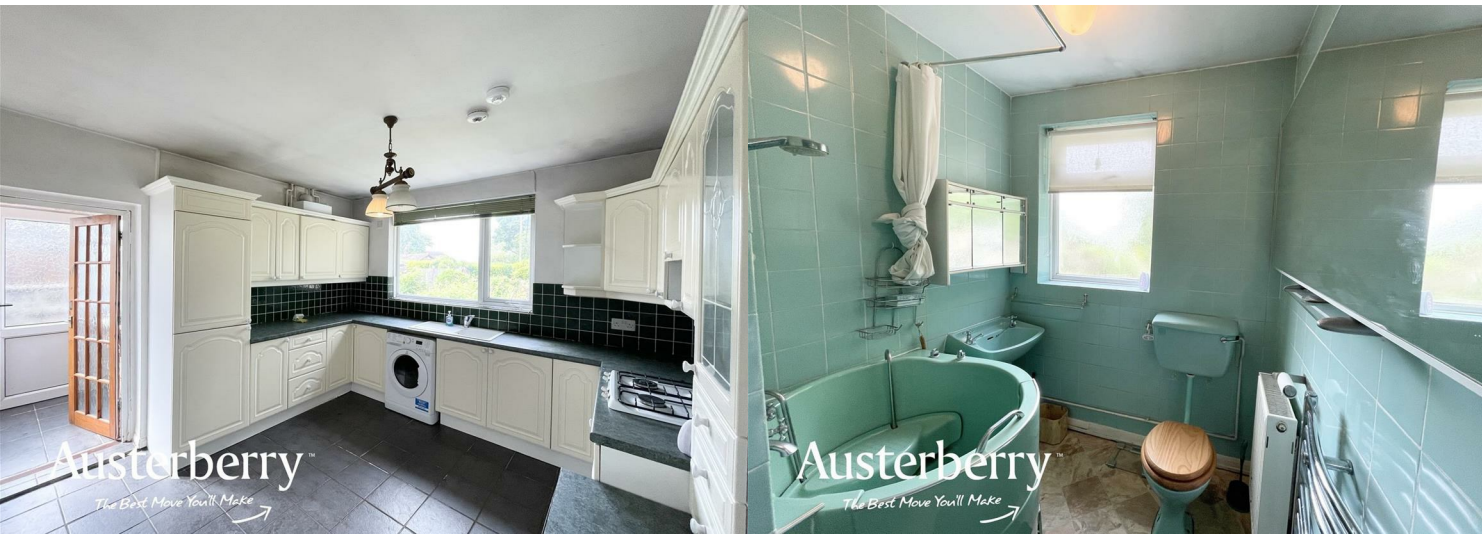
8'01 max x 6'03 max (2.46m max x 1.91m max)

UPVC Double glazed window. Vinyl Floor. Radiator. Seated bath tub. W/C. Wash basin. Airing cupboard with radiator.

OUTSIDE

Large plot located down a quiet unmade road off the wood

To the rear, large unmade gardens offering huge potential and scope to extend subject to appropriate consent.





MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



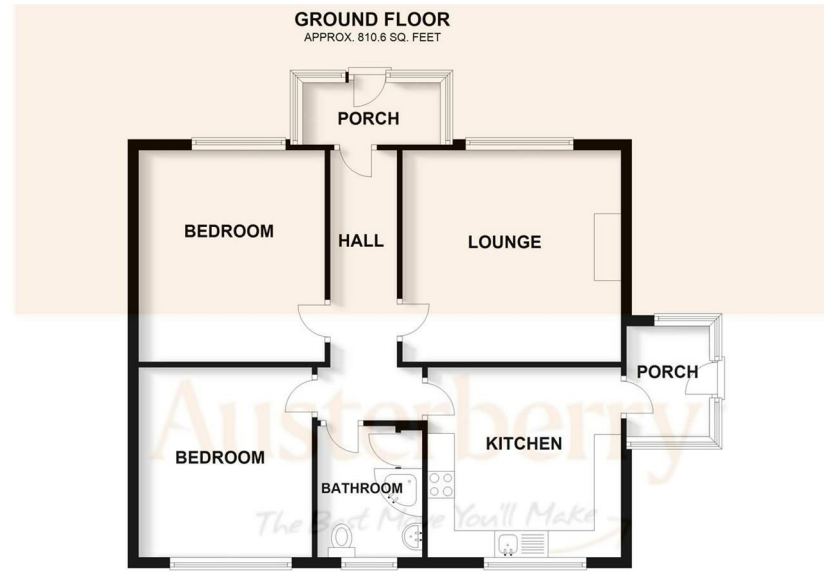
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	68	
(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	



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



GROUND FLOOR
APPROX. 810.6 SQ. FEET

TOTAL AREA: APPROX. 810.6 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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