

# Claremont Grove

Stafford, ST17 9UQ



An excellent opportunity to acquire a delightful bungalow situated in a sought-after location.

£250,000

John German 

Accommodation - An entrance lobby leads to a pleasant lounge and dining area with a focal point fireplace (the gas fire is not working).

The kitchen has an attractive range of units with contrasting granite effect work surfaces, a stainless steel one and a half bowl sink and drainer, tiled splash backs and a tiled floor. (The oven does not work).

An inner hall leads to two bedrooms and a shower room having a corner shower, wash basin with cupboard beneath, WC and a attractive tiling.

The bungalow stands back from the road beyond a lawned foregarden and drive giving access to the carport that in turn leads to the single garage. To the other side of the property is a caravan port. The rear garden is partly lawned and paved including a sun terrace.

The bungalow is situated in a popular location within Stafford and is convenient for the town centre and its many amenities including an intercity railway with regular services to London Euston, some of which take approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices. The land registry refers to rights and covenants, a copy is available upon request.

The oven and gas fire are not in working order.

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Standard, Superfast and Ultrafast are available

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/01092025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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