



13, Lea Road, Stone, ST15 0JS



Asking Price £235,000

You could look high & low, far and wide and never quite find another one quite like this! This detached bungalow is located in one of Stone's most popular and sought after locations, tucked away in a quiet cul-de-sac off Meadow Way, walking distance to local shops and within a few minutes drive of Stone town centre. The property itself has been extended several times but would probably benefit from a little 're-imagination' but does nevertheless offer huge potential for a new owner to stamp their own mark. Occupying a good size plot at the end of the cul-de-sac with off road parking for several cars together with a large attached garage & workshop. Note; because the property has been extended several times, the rear garden is very small - please refer to the pictures. Great potential, offered for sale with no upward chain.



01785 811 800

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Entrance Hall

Good size reception area with part glazed upvc door and window to the front. Radiator.

Kitchen

The kitchen features an extensive range of wall & base cupboards with traditional style cabinet doors and contrasting granite effect work surfaces with inset sink unit. Fitted appliances comprise; ceramic electric hob with extractor over, electric oven and plumbing for washing machine. Ceramic tile floor and part tiled walls. Window and door to the side of the bungalow.

Lounge

A super-size living room with window to the front of the house and patio window to the rear opening to a conservatory / garden room. Chimney breast with period style fireplace and electric fire. Radiator.

Garden Room

Garden room extension to the rear of the lounge with door leading through to a utility space. Door to the garden.

Utility Room

With door through to the garage.

Inner Hall

With linen cupboard.

Bedroom 1

Double bedroom with window to the rear, fitted bedroom furniture to two walls. Radiator.

Bedroom 2

Double bedroom with window to the side of the bungalow. Radiator.

Bathroom

With coloured suite comprising; bath with shower over, pedestal basin & WC. Ceramic wall tiling. Window to the side. Radiator.

Outside

The bungalow occupies a good position at the top of the cul-de-sac with driveway parking for several cars and an extended double length garage / workshop. Garden area to the front and a small enclosed patio garden to the rear. Note; the garden to the rear is very small the property having been extended several times.

General Information

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

Tenure; Freehold

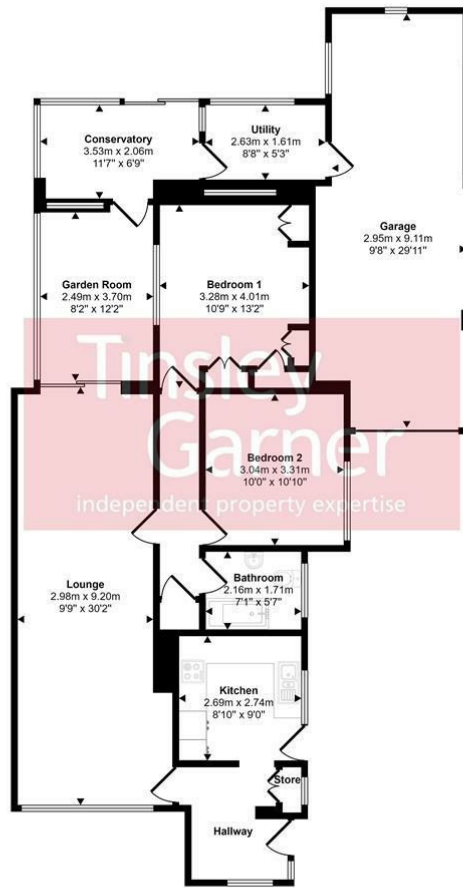
Council Tax Band

Viewing by appointment

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



Approx Gross Internal Area
131 sq m / 1408 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		
	64	77
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		
	55	69
England & Wales		
EU Directive 2002/91/EC		