

# The Rank

Gnosall, Stafford, ST20 0BU



Set on a lovely plot, this detached bungalow provides scope for modernisation and refurbishment, situated in a highly sought after village location.

£325,000



John German 

Accommodation - Step inside the reception hall which has a cupboard and a parquet floor. The lounge has a fireplace and an opening into the dining area which has parquet flooring under the carpet. The kitchen has a range of units, work surfaces and a stainless steel sink and drainer plus a pantry. Leading off is a conservatory which has a WC and brick store off. A further lobby gives access to the garage.

There are two double bedrooms, one of which has wardrobes and a corner fireplace. The bathroom comprises a bath with electric shower and screen above, WC and wash basin with cupboard beneath.

Outside - To the front is a garden and a drive giving access to the garage. To the rear lies a terrace and at the side is a beautiful, secluded English country garden that has an abundance of bushes and trees.

The bungalow is situated on one of the most desirable roads within the popular village of Gnosall. Gnosall is convenient for the county town of Stafford which has an intercity railway station with regular services to London Euston, some of which take only approximately one hour and twenty minutes. The village is also well placed for the popular town of Newport.

The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge. There was Japanese knotweed found within the garden area however this has been treated in accordance with regulations and certified paperwork is available.

There isn't any documentation regarding the conservatory.

**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.

**Property construction:** Traditional

**Parking:** Drive and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Not currently connected. Standard, Superfast and Ultrafast 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 E

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

**Our Ref:** JGA/27042026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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