

Lancaster Road

Stafford, ST17 4PF



An attractive semi detached bungalow situated in this pleasant cul-de-sac location, having the benefit of a new boiler fitted within the last 12 months.

£245,000



John German

Step into the reception hall off which leads a particularly pleasant lounge with a traditional fireplace.

The spacious breakfast kitchen has a range of oak faced units with contrasting work surfaces.

There are two double bedrooms both having fitted furniture and a well appointed shower room with shower, wash basin and WC.

Outside - There is a pleasant front garden with a side driveway leading to garage. To the rear of the property lies a very pleasant and generous size established garden.

The bungalow is situated in a convenient residential location that is within easy access of the town centre.

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

Please note: The Land Registry document refers to covenants, a copy of which is available upon request.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive & 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 & Ultrafast available.

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

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

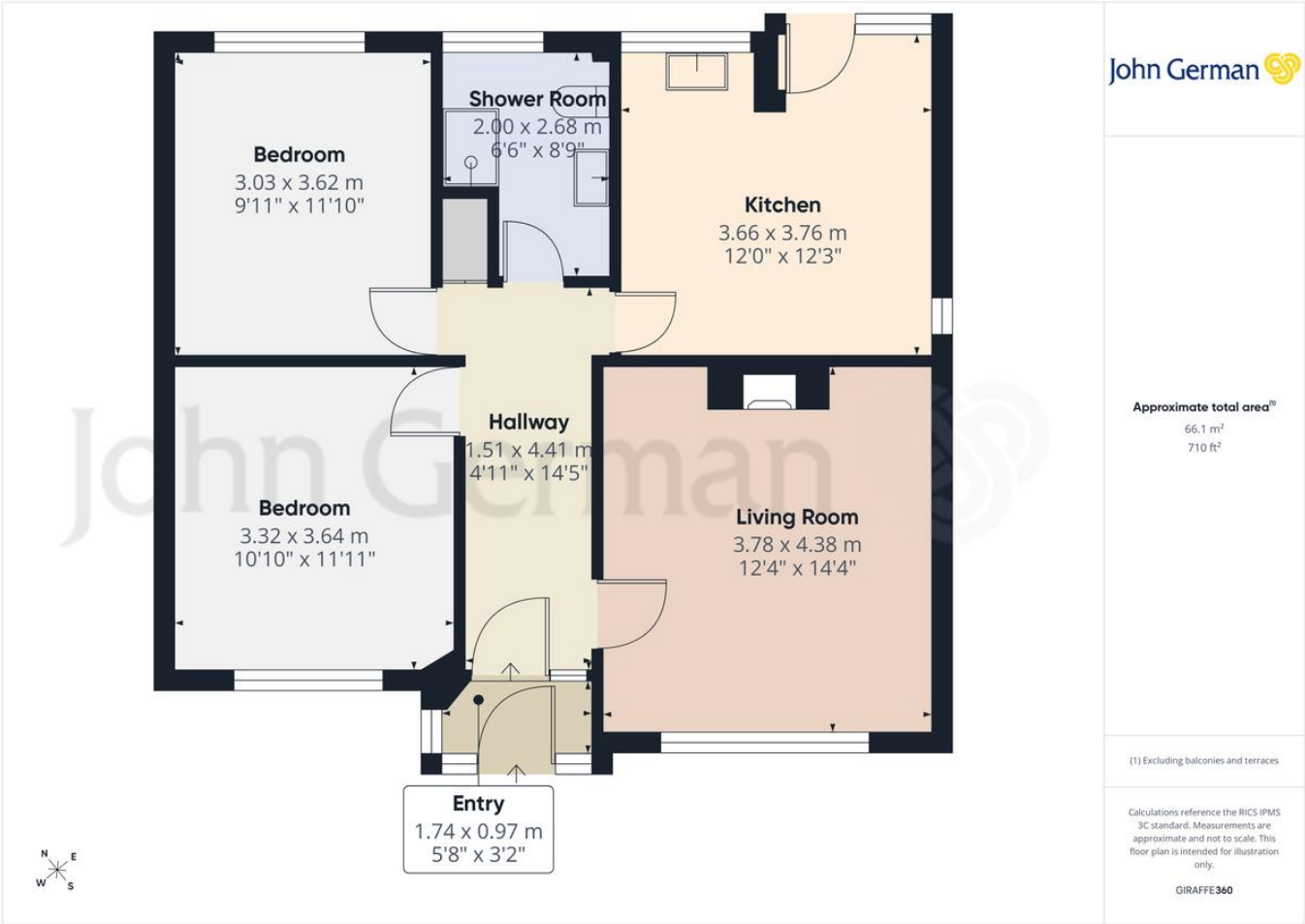
Local Authority/Tax Band: Stafford Borough Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19082026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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