



An attractive detached bungalow, providing spacious accommodation and situated in this popular location, convenient for Stafford town centre.

£300,000

Accommodation: Reception hall with a useful cloaks cupboard, and off which leads three bedrooms (one of which is currently used as a second sitting room).

Bathroom having bath, separate shower, WC and attractive tiling.

Delightful spacious lounge having a fireplace extending full width to one wall, and patio doors to the garden.

Dining kitchen having a range of units which also incorporates a one and half bowl sink and drainer, work surfaces and an integrated hob and oven. Airing cupboard, built-in cupboard and a pleasant dining area.

Side lobby with front and rear outer doors, internal door to garage, useful store and a WC.

The bungalow stands back from the road beyond a front garden with artificial lawn and side driveway giving access to the garage. There is also a lovely rear garden.

Agents note: The property is not registered with Land Registry and therefore there may be a cost upon first registration.

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: Standard **Parking:** Driveway

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas

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

Broadband type: TBC

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 D

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

Our Ref: JGA18022026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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