



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

£320,000

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA18022026

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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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