Widecombe Avenue

Stafford, ST17 0HX







Situated in this exceptionally popular location, the property is within easy walking distance of local primary schools and the shops and amenities at Bodmin Avenue. Further benefits include three well-proportioned double bedrooms.

£260,000

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An enclosed porch opens into the reception hall, which leads through to a spacious lounge and dining area. This attractive room features a tiled fireplace with coal-effect fire and a door providing access to the conservatory.

The kitchen is fitted with a range of oak-fronted units complemented by granite-effect work surfaces, an enamel sink and drainer, integrated hob and oven, and a Vaillant gas boiler.

An enclosed side entrance provides access to a useful built-in storage cupboard, the garage and a rear lobby. Off the lobby is a cloakroom fitted with a wash hand basin and WC.

The first-floor landing has an airing cupboard and provides access to three well-proportioned double bedrooms. The family bathroom is fitted with a bath, shower and wash hand basin, with a separate WC adjoining.

Outside, the driveway provides off-road parking for up to three vehicles and gives access to the garage. There is also a pleasant garden area to the side of the property.

The established rear garden is a particularly appealing feature, incorporating a paved terrace and pathway, a central lawn, mature flower and shrub borders and a useful garden shed.

Agents Notes: The Land Registry refers to rights and covenants and a copy of which is available upon request.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Drive & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: 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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/06112026
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Agents' Notes

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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.
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.