

St. Austell Close

Stafford, ST17 0EE



An attractive traditional semi-detached bungalow situation in a very sought-after area within easy walking distance of the local facilities at Bodmin Avenue. It occupies a lovely plot with a spacious drive leading to a garage along with good sized gardens.

£270,000



John German 

The property enjoys an enviable position within walking distance of Bodmin Avenue, Co-Op, doctors' surgery, fish and chip shop, butchers, doctors and library.

Accommodation - Step inside the reception hall with a built-in cupboard. The kitchen has a range of units and worktops incorporating a stainless-steel sink and drainer plus a further built in cupboard.

The delightful lounge and dining area enjoys views over the rear garden and has a focal fireplace housing a log effect remote control fire. Double style French style doors open out to the patio.

There are two bedrooms, one of which is a double and has a front facing bay window, the second bedroom has an excellent range of wardrobes across one wall. These are served by the shower room with a shower, pedestal wash basin, WC, a built-in cupboard and a chrome vertical towel radiator.

Outside - There is an artificial grass front garden and established well stocked borders along with a spacious resin drive and a separate resin path. The good sized garage has a pedestrian side door. To the rear is a very spacious creta print patio area with established and well stocked borders, a dwarf height wall with a central opening to the generous sized mainly lawned garden with mature display borders and side path.

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

Please note: The land registry refers to rights and covenants, a copy is available upon request. The sale is subject to grant of probate.

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: Fibre

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/26032026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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