



34, Ridgeway, Hixon, Stafford, ST18 0NZ



Asking Price £335,000

Potential with a capital 'P'. A mature detached bungalow offering lots of potential for buyers to stamp their own mark, situated in a popular and sought after location on the outskirts of Hixon village. This is a deceptively well proportioned bungalow which offers good size accommodation with entrance hall, open plan lounge / dining room with doors opening to the garden, kitchen, three bedrooms and modern bathroom. Large corner plot with wrap-around frontage, private low maintenance garden, garage and driveway parking, together with a separate drive with space to accommodate a caravan or camper. Hixon is a lovely village, set amidst picturesque countryside with a range of amenities catering for day to day needs, including a primary school, village pub, post office and convenience store. There are excellent communication links to Stafford, Rugeley, Stone and Uttoxeter, all of which are within 15 minutes drive. Great potential and offered for sale with no upward chain.



01785 811 800

<https://www.tgprop.co.uk>



Porch
Fully enclosed porch with double glazed upvc outer and inner doors.

For sale by private treaty, subject to contract.
Vacant possession on completion

Hallway
Spacious L-shape entrance hall with access hatch to loft space. Radiator.

For Sale by private treaty

Lounge / Dining Room
A spacious triple aspect living space with windows to two sides and French doors opening to the gardens. Brick chimney breast with raised hearth and gas fire. Two radiators

Kitchen
The kitchen features a range of wall & base cabinets with coordinating work surfaces and sink unit. Electric cooker point and space for domestic appliances. Window to the front of the bungalow. Radiator. Internal door to the side porch.

Bedroom 1
Double bedroom with window to the front of the bungalow. Built-in wardrobe. Radiator.

Bedroom 2
Window to the front of the house. Built-in wardrobe. Radiator.

Bedroom 3
Single bedroom with window to the front of the bungalow. Radiator.

Bathroom
Fitted with a white suite comprising; bath, corner shower enclosure with glass screen and electric shower, pedestal basin & WC. Ceramic wall tiling and wood effect floor. Radiator. Rear facing window.

Outside
The bungalow occupies a larger than average corner plot with wrap-around frontage and fully enclosed rear garden. The gardens are hard-landscaped with gravel beds to the front and paved gardens to the rear. Driveway parking with space for two cars off road and an attached single garage with up and over door. Additional driveway parking at the side with space to accommodate a caravan or camper to the rear of the building line.

General Information
Services; Mains gas, electricity, water & drainage. Gas central heating

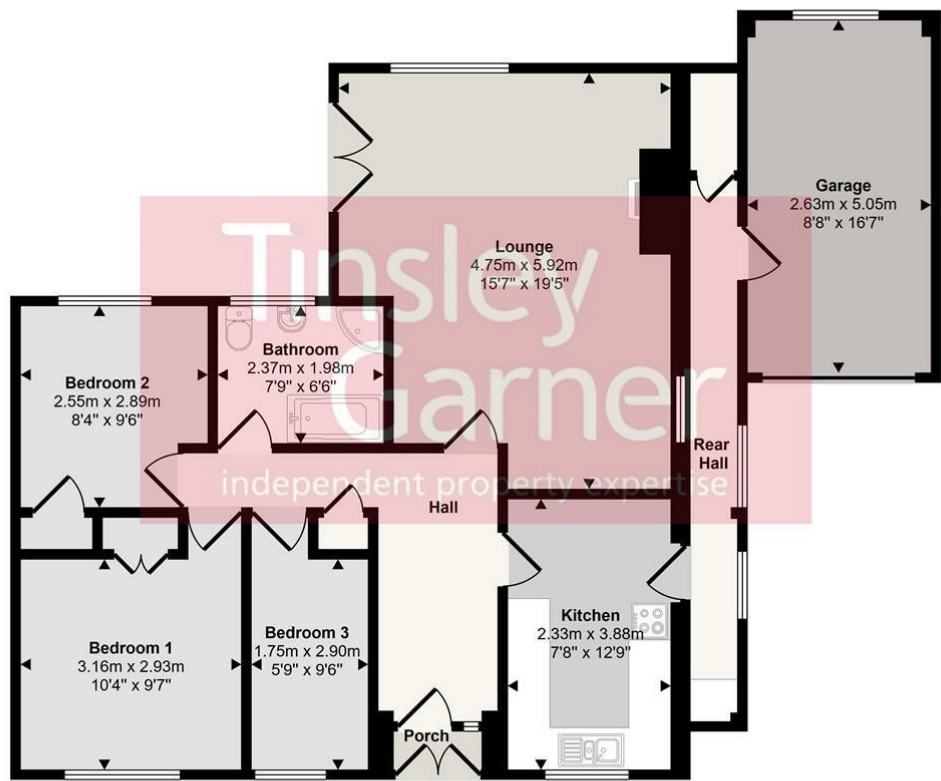
Tenure; Freehold

Council Tax Band C - Stafford Borough Council

Viewing by appointment



Approx Gross Internal Area
101 sq m / 1082 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		69	69
EU Directive 2002/91/EC			