

Honiton Close

Stafford, ST17 0EH



A semi-detached bungalow nestled down a quiet cul-de-sac offered to the market with no onward chain.

£250,000



John German

Offered to the market with no onward chain is this two/three bedroom semi-detached bungalow nestled on Honiton Close enjoying a peaceful cul-de-sac setting within Stafford, offering convenient access to local shops, amenities, transport links and everyday essentials, making the area a popular choice for downsizers, families and anyone seeking a popular yet convenient location. The county town of Stafford has a mainline intercity railway station with many services operating to London Euston, some of which take only approximately one hour twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

Internally the bungalow comprises; An entrance door opens into the hallway with doors off to the kitchen and living room. The kitchen is fitted with a range of matching wall and base units with fitted work surfaces over, windows to the front and side aspect, door out to the side of the property and two ceiling light points. A door leads into the dining room / bed room three with a window to the side aspect and a door into the inner hallway.

There are two further bedrooms, both of which are doubles and the family bathroom comprises a low level WC, wash hand basin and bath.

Outside - To the front of the bungalow is a lawned garden and an off-road parking area. The enclosed rear garden is laid mainly to lawn with a garage.

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

Please note: The property is part of a deceased estate, and the executors do not have any knowledge of the property and are therefore unable to provide us with detailed information. We can confirm that the property is Freehold and registered with land registry. The register 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.

Some images within this brochure have been digitally enhanced or generated using AI technology

Property construction: Traditional

Parking: Off road parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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 C

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

Our Ref: JGA/18082026

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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