



£235,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

Weeping Cross Stafford

Bodmin Avenue Weeping Cross
Stafford Staffordshire



Finding a bungalow in the right location can be difficult, if you're looking for a semi detached bungalow in a highly regarded location with excellent shops, amenities, doctors' surgery, and bus routes literally on your doorstep, then we have the perfect bungalow for you!

Internally there is a spacious entrance hallway, living room with open plan archway into the dining room, which was bedroom three and could easily be converted back if required, fitted kitchen, double bedroom and wet room to the ground floor. To the first floor there is a further double bedroom. Externally there is a driveway, single garage with electric door and a beautifully maintained and private rear garden. This property is ready for the new owner to make their own and is offered with no onward chain.

- Two Bedroom Semi Detached Bungalow
- Living Room, Dining Room & Fitted Kitchen
- Ground Floor Bedroom & Wet Room
- Driveway, Garage & Rear Garden
- Close To Excellent Shops & Amenities
- Desirable Location, No Onward Chain

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Storm Porch

Accessed through a double glazed entrance door and having a glazed door leading to:

Entrance Hallway

A spacious and light entrance hall having a turned staircase leading to the first floor with understairs storage cupboard and radiator.

Guest WC

Having a suite comprising of a low level WC, radiator and double glazed window to the side elevation.

Lounge 15' 11" x 13' 1" max (4.86m x 4.00m max)

A good-sized lounge having an Adams style fire surround with marble effect insert and granite hearth and housing a coal effect gas fire, radiator and double glazed window and door giving views and access to the private rear garden and paved seating area.



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Dining Room 7' 9" x 9' 3" (2.35m x 2.81m)

Formerly bedroom three which could easily be converted back and having a radiator and double glazed window to the front elevation.

Kitchen 13' 5" x 7' 8" (4.08m x 2.34m)

Having a range of matching units extending to base and eye level with glazed display cabinets, purpose built breakfast bar with inset stainless steel sink drainer with mixer tap. Range of integrated appliances including an oven, four ring gas hob with stainless steel splashback and cooker hood over. Space and plumbing for appliances, useful storage cupboard housing the wall mounted gas central heating boiler, splashback tiling, tiled floor, radiator, glazed stable door to the rear elevation and double glazed window to the side elevation.

Wet Room 6' 7" x 5' 6" (2.01m x 1.68m)

Having a electric wall mounted shower, wash hand basin, radiator, tiled walls and window to the side elevation.

Bedroom One 10' 2" x 11' 5" (3.10m x 3.47m)

Having a radiator and double glazed window to the front elevation.

First Floor Landing

Having a door leading to a substantial loft space.

Bedroom Two 12' 9" x 11' 6" (3.89m x 3.50m) - all max measurements

Having built-in wardrobes, under-eaves storage, radiator and double glazed window to the front elevation.

Outside - Front

The property has a very well maintained lawned front garden with well stocked borders and a drive leads to:

Garage 17' 3" x 10' 2" (5.25m x 3.09m)

Having an electronic roller door to the front, power, lighting, double glazed window to the side elevation and double doors leading to the side area and rear garden.

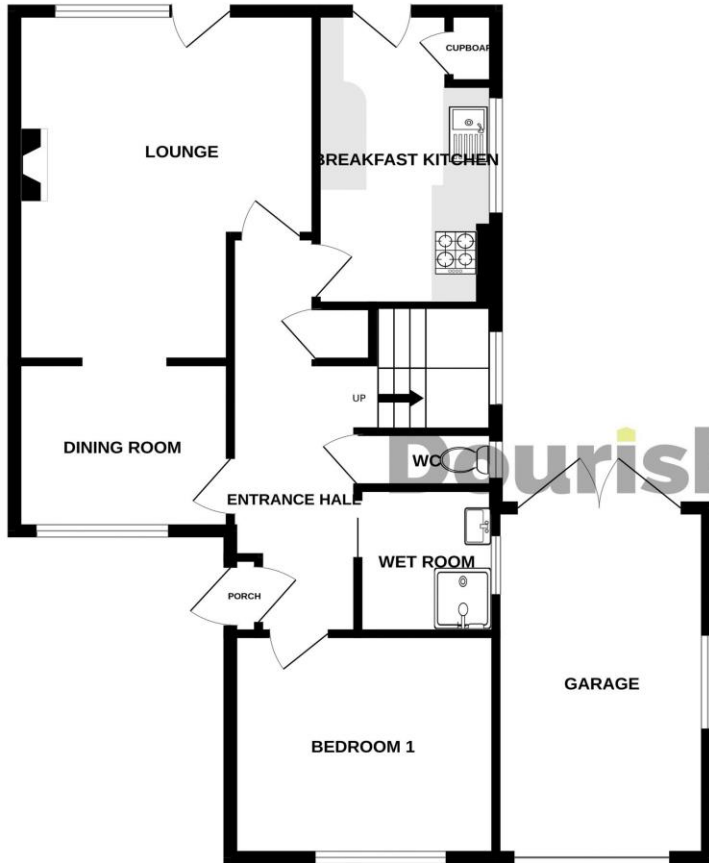
Outside - Rear

Again, being beautifully maintained, the rear garden is private being mainly laid to lawn with well stocked borders having numerous plants, shrubs and trees. There is a garden shed, brick built garden store and secure gated side access leads to the front of the bungalow.



GROUND FLOOR

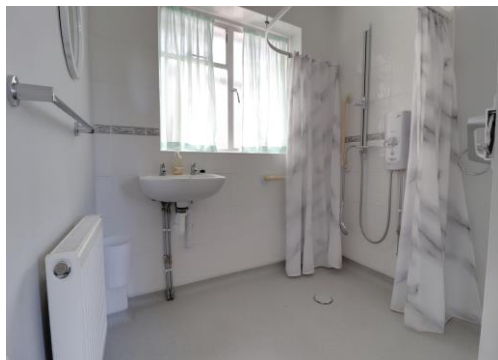
1ST FLOOR



Dourish&Day

| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 82 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 57 | |
| (1-20) | G | | |
| Best energy efficiency - higher running costs England & Wales EU Directive 2002/91/EC www.epcrea.com | | | |

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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