



£250,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: C

Weeping Cross Stafford

Honiton Close Weeping Cross
Stafford Staffordshire



Greetings, New Home! Get ready to explore this charming two-bedroom semi-detached bungalow. With its spacious layout and appealing presentation, this property sits in a sought-after, convenient location close to shops, amenities, and transport connections to nearby towns!

Step indoors to discover an entrance hall, generous living room, dining room, kitchen, two sizable bedrooms, and a bath/shower room. Outside, a driveway, private rear garden, and garage/store complete the package. Bungalows like this fly off the market quickly, so seize the chance and contact us today to schedule a viewing!

- Semi-Detached Bungalow
- Spacious Living Room & Dining Room
- Kitchen & Side Porch
- Two Double Bedrooms & Bath/Shower Room
- Driveway, Garage/Store & Private Rear Garden
- Sought After Location, Near Shops

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Porch

Accessed through a double glazed front entrance door, having two double glazed windows, tiled flooring, and a glazed internal door leading through into the Entrance Hallway.

Entrance Hallway

Having wood effect flooring, and a utility meter cupboard.

Living Room 18' 8" x 12' 9" (5.69m x 3.89m)

A large & bright reception room that features a living flame gas fire set within a marble effect surround, wood effect flooring, radiator, and a double glazed window to the front elevation. The gas fire is currently disconnected from the supply.

Dining Room 7' 9" x 8' 8" (2.35m x 2.65m)

Having tile effect flooring, a radiator, and a double glazed window to the side elevation.



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Kitchen 15' 5" x 8' 8" (4.70m x 2.65m) (maximum measurements)

Fitted with a matching range of wall, base & drawer units with fitted worksurfaces over, and incorporating an inset stainless steel sink with drainer & mixer tap, and offering space(s) for appliance(s). There is also a wall mounted gas central heating boiler, tile effect flooring, a radiator, and two double glazed windows to the front & side elevations.



Side Porch

Having two double glazed windows, and a double glazed door leading out to the garden.

Inner Hallway

Having a loft access point, a large storage cupboard, and wood effect flooring.

Bedroom One 12' 10" x 9' 8" (3.91m x 2.94m)

A double bedroom, having a built-in double wardrobe, radiator, wood effect flooring, and a double glazed window to the rear elevation.



Bedroom Two 8' 8" x 12' 0" (2.65m x 3.66m) (maximum)

A second double bedroom, having wood effect flooring, a radiator, and a double glazed window to the rear elevation.



Bathroom 4' 10" x 8' 11" (1.48m x 2.71m)

Fitted with a white suite comprising of a low-level WC, a vanity style wash hand basin with storage beneath, a panelled bath with mixer-fill tap, and a shower area with mains-fed mixer shower. The room also benefits from having tile effect flooring, a radiator, and a double glazed window to the side elevation.



Outside Front

The property is positioned behind a lawned front garden area and is approached over a driveway which provides off-street parking.

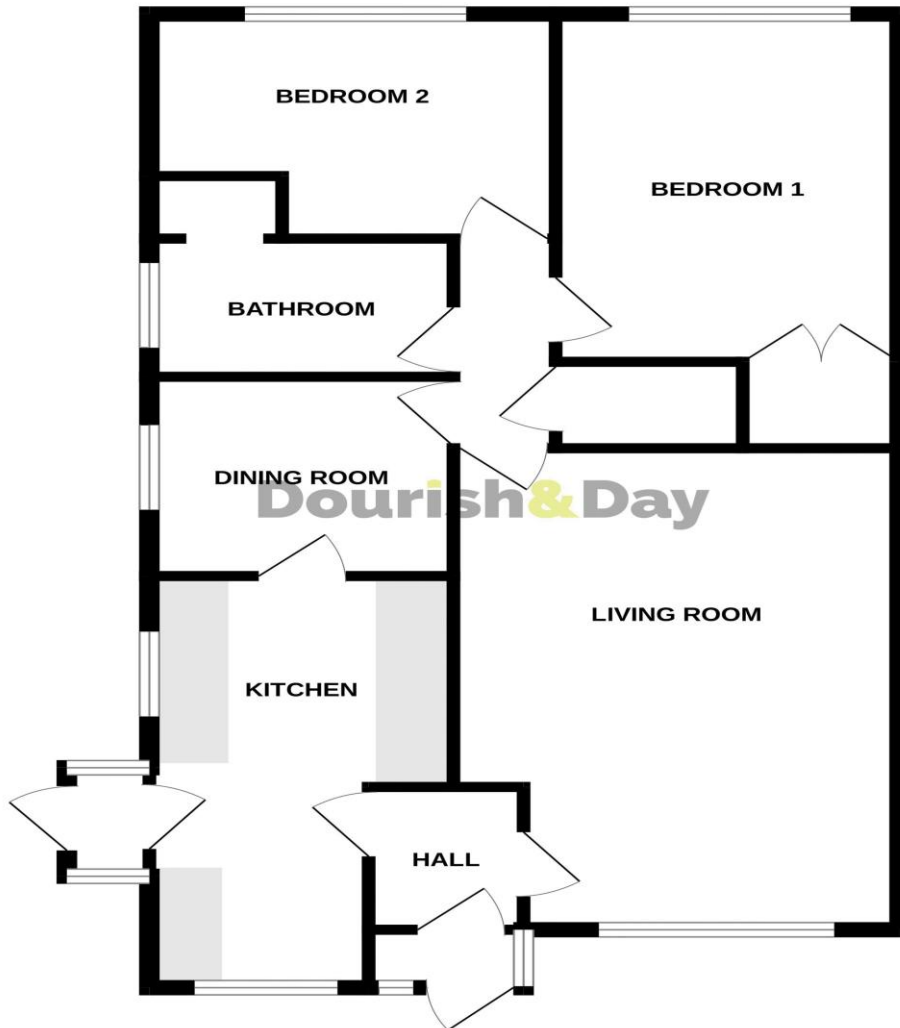
Outside Rear

An enclosed garden which features shaped lawns, planting beds & patio seating areas.

Garage/Store

Having an up and over access door to the front elevation, a window to the side elevation, and two brick constructed garden sheds to the rear.

GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Energy efficient - Great rating (82+)			
A	81-81		84
B	69-80		
C	55-68	69	
D	39-54		
E	29-38		
F	13-28		
G	1-12		
Energy efficient - Great rating (82+)			
England & Wales EU Directive 2002/91/EC <small>www.ec.europa.eu</small>			



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