



£215,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: D

Kingston Hill Stafford

Avon Close Kingston Hill
Stafford Staffordshire



This detached bungalow presents an opportunity for DIY minded buyers to create a very special property. Being located in a quiet area, situated in an elevated position makes the property perfect for anyone looking for a quiet, convenient location which is still in close proximity to local amenities.

Internally the accommodation comprises of an entrance hall, living room with lean-to off, dining room, kitchen, three bedrooms and a bathroom. Whilst outside the property sits on a good-sized plot with front and rear gardens a block paved driveway and a garage. These bungalows are extremely popular, and we are expecting this to be no different so if you're interested why not call us today to reserve a viewing time.

- In Need Of Updating
- Large Detached Bungalow
- Living Room & Dining Room
- Kitchen & Lean-To Conservatory
- Three Bedrooms & Bathroom
- Driveway, Garage & Gardens

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Approached through a secure entrance door with side panel, and having two storage cupboards and radiator.

Lounge 16' 4" x 14' 7" (4.98m x 4.45m)

A spacious reception room featuring a fireplace, radiator, double glazed window to the side elevation and a double glazed sliding door leading to:

Lean-To/Conservatory 8' 6" x 12' 1" (2.60m x 3.69m)

A glazed lean-to/conservatory having a sliding door leading out to the garden.

Kitchen 10' 3" x 11' 1" (3.13m x 3.39m)

Fitted with a range of wall, base and drawer units with work surface over and incorporating an inset sink with drainer and having spaces for appliances. There is also a built-in cupboard housing a gas central heating boiler (see agents note), double glazed window and a double glazed door leading-in to the side entry.



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Dining Room 9' 1" x 11' 2" (2.78m x 3.40m)

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

Bedroom One 11' 5" x 11' 8" (3.48m x 3.56m) (measured INTO wardrobes)

A double bedroom having wall-to-wall fitted wardrobes, radiator and double glazed window to the front elevation.

Bedroom Two 8' 0" x 13' 5" (2.43m x 4.10m)

A second double bedroom having a radiator and double glazed window to the front elevation.

Bedroom Three 11' 7" x 11' 8" (3.54m x 3.55m)

A third double bedroom having a loft access space, radiator and double glazed window to the side elevation.

Family Bathroom 5' 1" x 8' 9" (1.55m x 2.66m)

A newly fitted white suite consisting of a low-level WC, pedestal wash hand basin and a panelled bath with mixer shower taps. There is also wood effect flooring, radiator and double glazed window to the side elevation.

Side Entry 14' 10" x 5' 0" (4.53m x 1.52m)

Having a large storage cupboard, internal door to the garage and double glazed doors to both the front and rear garden.

Outside - Front

To the front of the property is a lawned garden area, with a block-paved driveway which in turn leads-up to the Garage.

Garage 17' 11" x 8' 4" (5.47m x 2.54m)

Having an up and over door to the front elevation, window to the rear elevation and a pedestrian door to the side entry.

Outside Rear

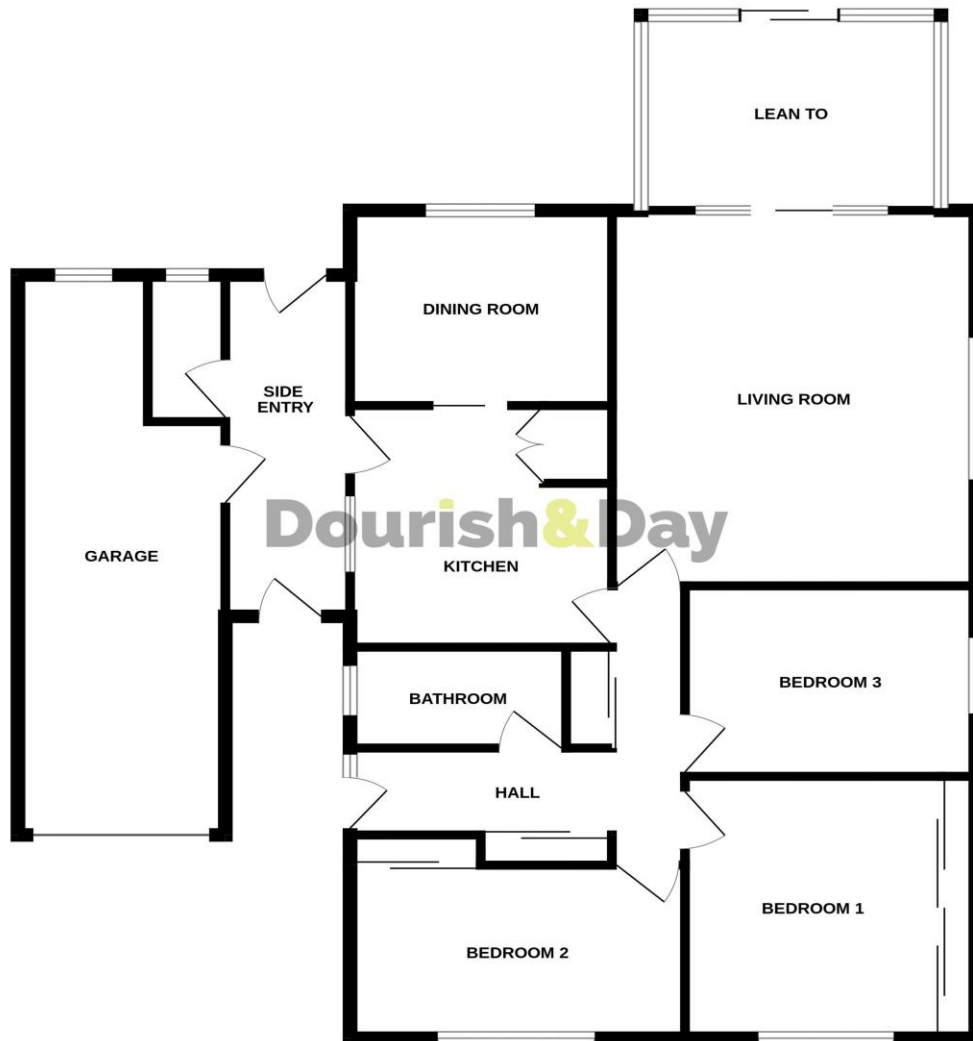
A mature garden which runs to the back and side of the bungalow and is laid mainly to lawn with a variety of well-established bedding areas.

Agents Note

We have been advised that the property has suffered movement previously and we understand the property was underpinned during the 1980's. We are advised that there is no supporting paperwork in relation to this matter and prospective purchasers are advised to satisfy their own enquiries before proceeding with an offer. We have been notified that the gas central heating boiler has been condemned and will need replacing.



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
Very energy efficient - lowest running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(15-38)	F		
(1-14)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.ec.europa.eu			



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