



This lovely bungalow is set in a great location on the edge of town with plenty of parking, detached garage, private and sunny rear garden, plus conservatory. Ready to move straight into having been redecorated and recarpeted throughout, whilst offered with no upward chain.

£249,950



Entrance to the property is via the entrance lobby to the front, being recarpeted with doors leading off to the kitchen and the lounge.

The kitchen is fitted with a comprehensive range of base and eye level units with roll edge worksurfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for washing machine, plus space for a gas cooker and other appliances. A window overlooks the front elevation, together with an entrance door opening to the driveway at the side aspect.

The lounge is a lovely, light room with a large picture window overlooking the front elevation, together with a wall mounted electric fire, newly fitted carpet, radiator and door through to the inner hallway.

The hallway, again has a newly fitted carpet and provides access to both bedrooms, the shower room and the built-in airing cupboard.

Bedroom one is a good sized double overlooking the rear garden with radiator and newly fitted carpet.

Bedroom two is also double in size, with radiator and newly fitted carpet. This room provides access via sliding patio doors into the Conservatory.

The conservatory is brick construction with windows on three sides and polycarbonate tinted roof, newly fitted carpet, tv and power points, plus French doors opening out onto the garden.

Completing the accommodation is the modern shower room, fitted with a three piece suite comprising a fully tiled shower enclosure with electric shower, vanity wash basin with storage beneath and concealed flush WC, window to the side and central heating radiator.

Outside to the front of the property is a low maintenance front garden with a circular patio, paved pathways and gravelled beds. The tarmac driveway sits to the side, providing extensive off-road parking as well as access via double wrought-iron gates along the side of the property and to the garage.

The garage is brick built with a remote-control electric door.

The rear garden is fully enclosed, providing a lovely, private relaxing space incorporating a paved patio, well-kept lawn with herbaceous borders and a timber garden shed.

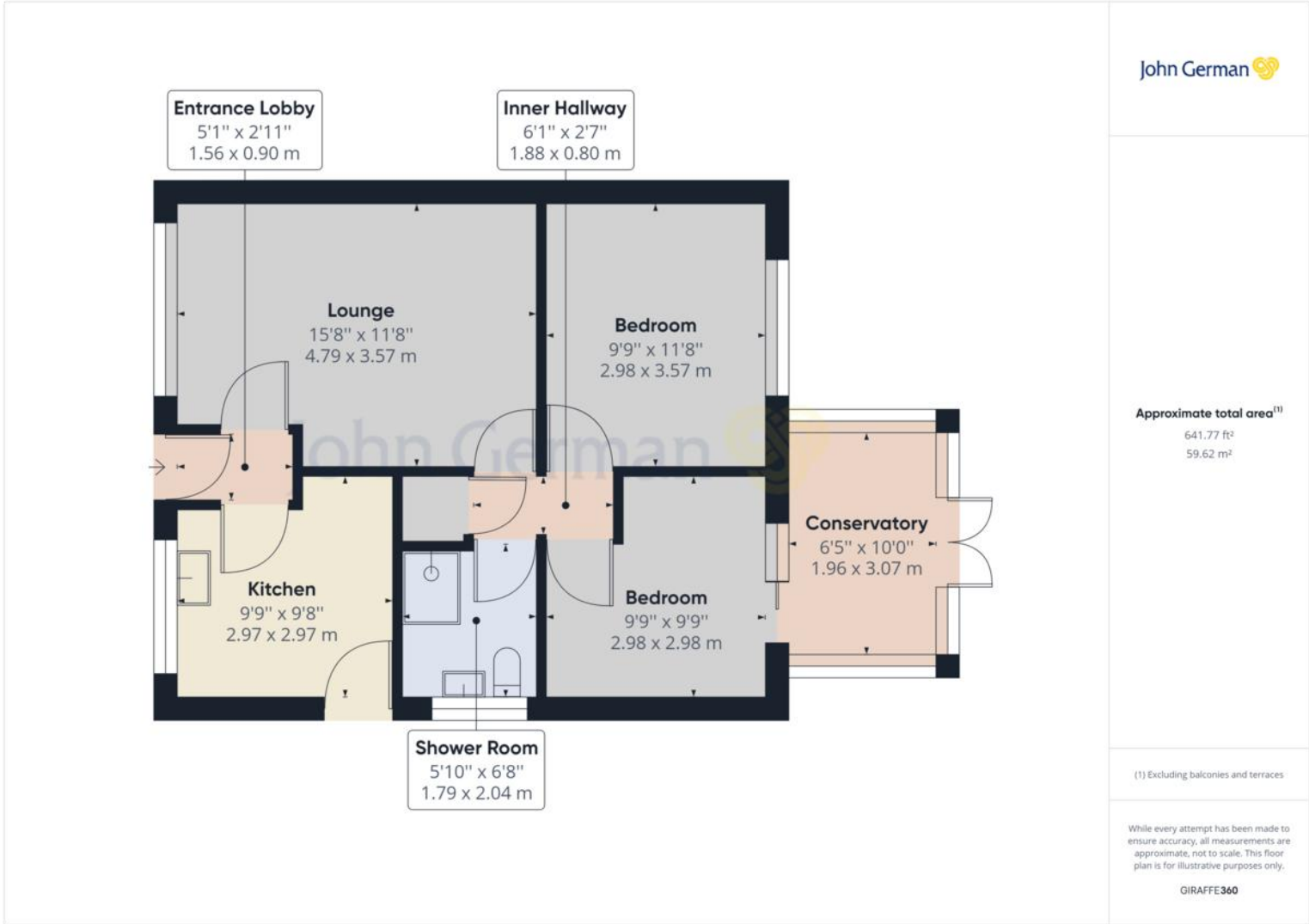
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbcc.gov.uk/planning/applications-and-decisions/applications-and-appeals

Our Ref: JGA/05082022

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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