

Bodmin Avenue

Stafford, ST17 0EQ

John 
German



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£245,000

An excellent opportunity to acquire a semi detached bungalow, situated in a great location within easy walking distance of the local shopping facilities, doctors surgery and library at Bodmin Avenue.

Accommodation comprises reception hall with cupboard and off which leads two double bedrooms, one of which has fitted bedroom furniture.

Shower room comprising corner shower, pedestal wash hand basin, WC, vertical radiator and full height tiling.

The kitchen has a range of high and low level units and a stainless steel sink and drainer, pantry and wall mounted boiler.

There is a very pleasant lounge and dining area with stone fire surround and French style doors opening from the dining area to the rear terrace.

The property occupies a spacious plot with terrace front garden and drive, which gives access to the further drive at the side of the property which leads to the garage.

At the rear of the property, there is a patio and terrace style garden beyond.

As previously mentioned, the property is situated in a great location with easy access of shops and also convenient for the county town centre of Stafford.

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.staffordbc.gov.uk

Our Ref: JGA/29062023

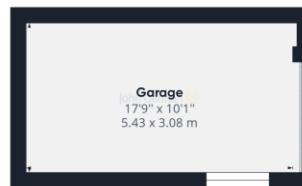
Local Authority/Tax Band: Stafford Borough Council / Tax Band C







Ground Floor Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
858.35 ft²
79.74 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

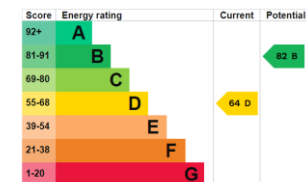
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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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