

# Radstock Close

Stafford, ST17 0PE



An excellent opportunity to acquire an attractive bungalow situated in this highly desirable and established cul de sac location.

£220,000

John German

Accommodation - Step inside the entrance hall having a part glazed front door with side window, opening to an attractive kitchen fitted with a range of high and low level units, granite effect work surfaces and a stainless steel sink and drainer. It also houses the wall mounted Worcester boiler.

The delightful and well proportioned lounge has a front facing window and a focal point fire surround housing a gas fire.

An inner hall has a cupboard and leads to the two bedrooms, the principal bedroom has a range of built in wardrobes and the second bedroom has patio doors opening to a conservatory that has a tiled floor and has views over the garden with a French style door out to the patio area.

The bathroom has a white suite comprising bath with shower above, wash basin, WC and tiling to wet areas.

The bungalow stands back from the road beyond an ornamental chipped front garden and a long side drive, part of which is gated.

The rear garden has a sun terrace and a half height wall leading to a slightly raised garden area with immaculately presented and abundantly stocked beds and borders packed with a variety of trees and bushes. There is a spacious garden store and greenhouse.

This highly desirable area is convenient for the county town of Stafford and there are also local shopping facilities at Wildwood and Baswich.

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

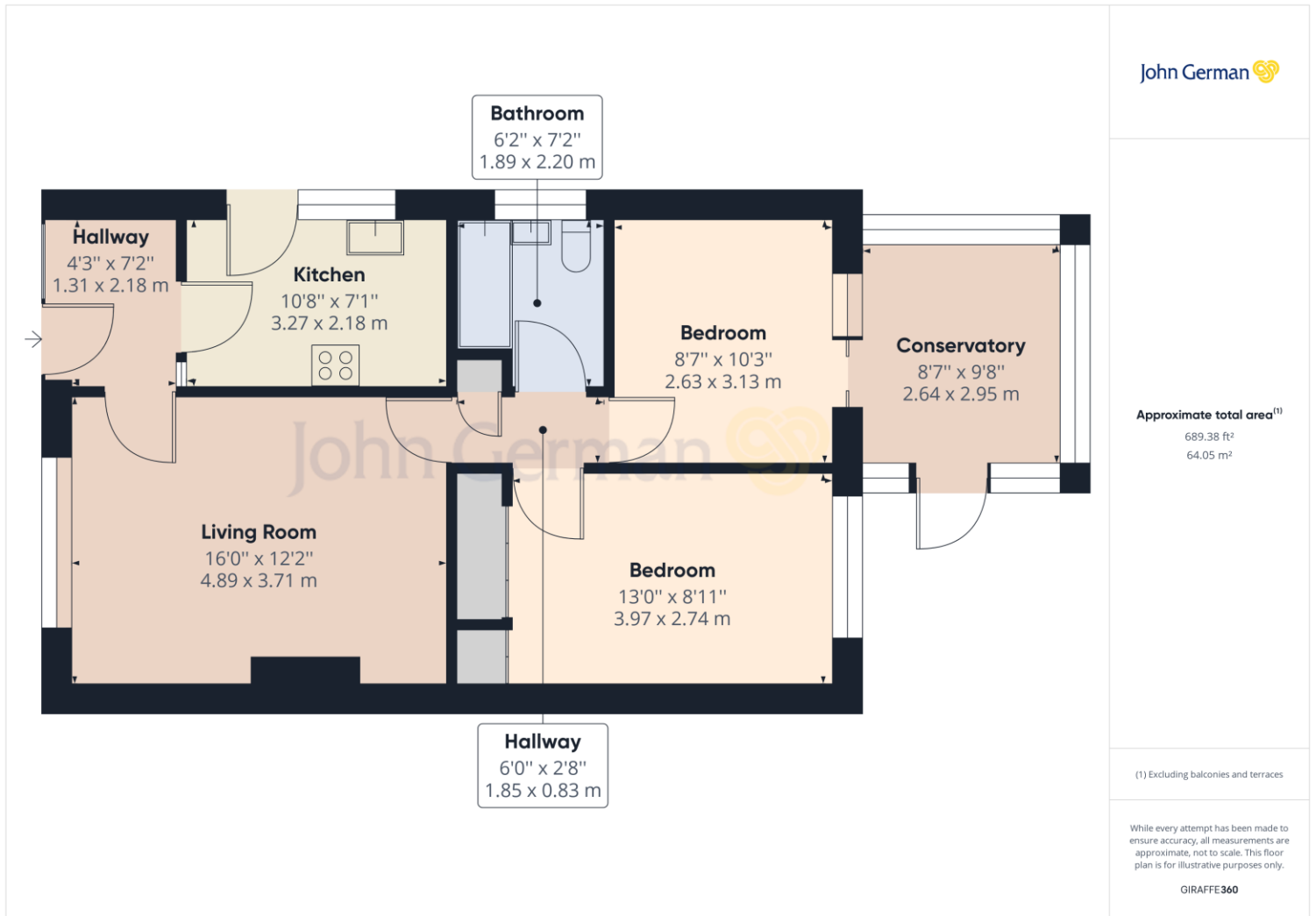
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:**

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/14092023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### 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.

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