

Bodmin Avenue
Stafford, ST17 0EQ



An attractive detached house providing scope for refurbishment, situated in a highly sought after location within easy walking distance of the local shops, The Bod, doctor's surgery and schools for all ages including Walton High School.

No upward chain.

£310,000



John German

Accommodation - An enclosed porch opens to a reception hall which has a two-piece guest's cloakroom off.

The well proportioned L-shaped lounge and dining area has a brick fire place and gives access to a spacious conservatory with a tiled floor and double French style doors to the lovely garden.

The kitchen has an attractive range of high and low level units, a double bowl sink, a halogen hob, double oven and splash backs.

On the first floor there are three double bedrooms, two of which have built in wardrobes. The bathroom has a white suite comprising corner bath with electric shower over, pedestal wash hand basin and WC. It also houses an airing cupboard, base cupboard and tiling to all wet areas.

The house stands well back from the road beyond an attractive fore garden with established borders. An adjacent side drive gives access to the garage. Side gated access leads to the delightful mature rear garden which has a sun terrace, ornamental pond, lawns flanked by mature borders, a greenhouse and a garden shed.

An excellent range of local amenities are close by and the county town of Stafford has an intercity railway station where regular services operate to London Euston, some of which only take approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

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/21092023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 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.

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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