

**BLACK
FRIDAY
EVENT**



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Lapley Avenue, Stafford, ST16 1JP

Black Friday Event
£180,000



Property Description

BLACK FRIDAY DEAL! AVAILABLE FOR A LIMITED TIME ONLY!
CALL NOW TO ARRANGE YOUR VIEWING!
T&C's apply, for more information please see the website.

This delightful detached bungalow presents an excellent opportunity for a retiring purchaser. The bungalow is situated in this sought after location, handy for the town center and J14 of the M6 motorway, and positioned in a pleasant cul-de-sac with ample off road parking and garage.

The property offers low maintenance rear garden whilst the internal accommodation offers two bedrooms, a bathroom, kitchen that leads through to the conservatory, and a lounge.

Accommodation

Entrance Hall

Lounge

5.21m x 3.10m (max) 2.60m (min) (17'1" x 10'2" (max) 8'6" (min))

Kitchen

2.79m x 2.18m (9'1" x 7'1")

Conservatory

1.70m x 2.14m (5'6" x 7'0")

Bedroom One

3.99m x 2.62m (13'1" x 8'7")

Bedroom Two

3.12m x 2.81m (10'2" x 9'2")

Bathroom

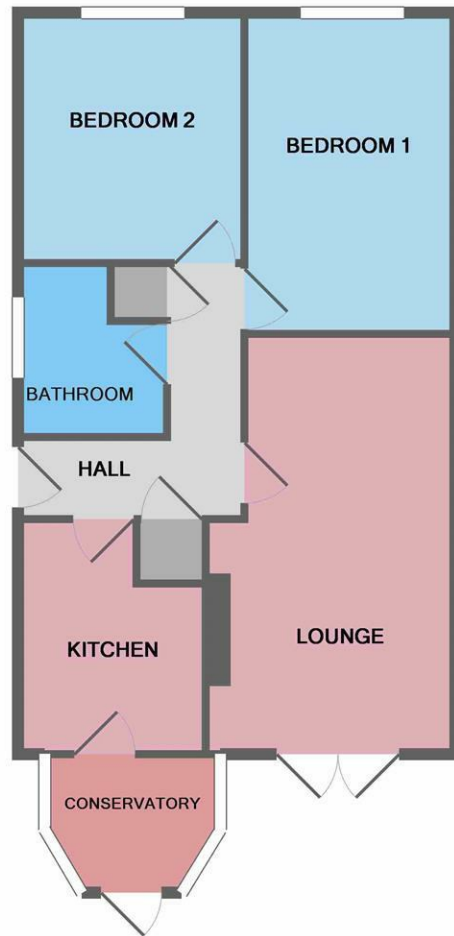
2.16m (max) x 1.86m (7'1" (max) x 6'1")

Garage

Tenure: Freehold



Floor Plan: Lapley Avenue, Stafford, ST16 1JP



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019.

DB Roberts Stafford Branch

18 Salter Street, Stafford, ST16 2JU

To book a viewing
Call us on **01785 255800**



We are available
8am - 8pm Mon - Fri
9am - 4pm Sat & 10am - 4pm Sun

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. *Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase. Visit dbroberts.co.uk for our Black Friday Terms and Conditions.

