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St. Matthews Drive, Derrington, ST18 9LS

Offers Around  
£215,000



## Property Description

\*\*\* NEW INSTRUCTION \*\*\*

Two bedroom, semi detached bungalow. CALL TO ARRANGE AN EARLY VIEWING, prior to full details being issued, so as not to miss out on this wonderful opportunity.

## Accommodation

Entrance Hallway

Lounge 3.33 x 5.46

Bedroom One 3.33 x 4.29 (10'11" x 14'0")

Bedroom Two 2.88 x 2.94 (9'5" x 9'7")

Shower Room

Kitchen 2.87 x 2.73

Dining Area 3.40 x 2.12 (11'1" x 6'11")

Garage 2.66 x 4.89 (8'8" x 16'0")

**Tenure: Freehold**



## Floor Plan: St. Matthews Drive, Derrington, ST18 9LS



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			100
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.

