



- **Two Bedroom Detached Bungalow**
- **Central Heated, Double Glazed**
- **EPC Band D Rating 67 Council Tax B**
- **Parking, Gardens & Garage**
- **Modern Kitchen and Bathroom**
- **Ask an adviser to book your viewing**



**267 Bambury Street, Stoke-On-Trent**  
Stoke-On-Trent, ST3 5QY

**£180,000**

## Description

A two bedroom detached bungalow situated in Adderley Green. The property benefits from Gas central heating, double glazing, modern kitchen and bathroom. Accommodation comprises hallway, kitchen, dining room, living room, bathroom, and two bedrooms. To the frontage is a block paved driveway suitable for parking two cars leading to a side driveway onto a detached sectional garage. At the rear is an enclosed garden with patio and lawn.

## Accommodation

### Hallway

With carpeted floor, Power Point, radiator, built-in airing cupboard.

### Kitchen 18' 2" x 7' 7" (5.53m x 2.32m)

Modern fitted kitchen with white wall and base units wood effect surfaces over. Part tiled walls and wood effect floor. Includes cooker point, Power Point, extractor hood, Washer point.

### Dining Room 10' 7" x 8' 3" (3.23m x 2.51m)

With carpeted floor, Power Point, patio doors onto rear. Open plan onto living room.

### Living Room 18' 1" x 10' 7" (5.51m x 3.23m)

With carpeted floor, radiator, Power Point, aerial point, wall lights, feature hearth with inset fire.

### Bathroom/ Wet Room 6' 2" x 6' 5" (1.89m x 1.96m)

Fitted bathroom suite in white with WC, basin and shower. Fully tiled walls and heavy duty vinyl floor. Includes heated chrome towel radiator and extractor fan.

### Bedroom 1 9' 7" x 13' 9" (2.93m x 4.19m)

With carpeted floor, radiator, Power Point.

### Bedroom 2 9' 7" x 11' 0" (2.92m x 3.36m)

With carpeted floor, radiator, Power Point.

## Outside

To the frontage is a block paved driveway suitable for parking two cars leading to a side driveway onto a detached sectional garage. At the rear is an enclosed garden with patio and lawn.

## Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

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### Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

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### Sales

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# Energy performance certificate (EPC)

267, Bambury Street STOKE-ON-TRENT ST3 5QY	Energy rating <b>D</b>	Valid until: <b>11 June 2027</b>	 9828-8097-7236-5323-1934
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**Property type** Detached bungalow

**Total floor area** 63 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)