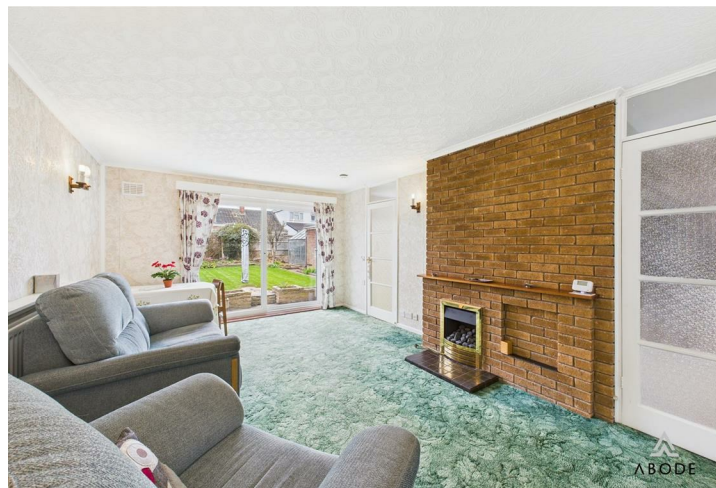






A two-bedroom semi-detached bungalow located in the popular area of Branston, Staffordshire. The property offers spacious and versatile accommodation across a single floor and represents an excellent opportunity for those looking to personalise a home to their own taste. With off-street parking, a garage, and a generous rear garden, this bungalow is ideally situated close to local amenities and transport links.



## Accommodation

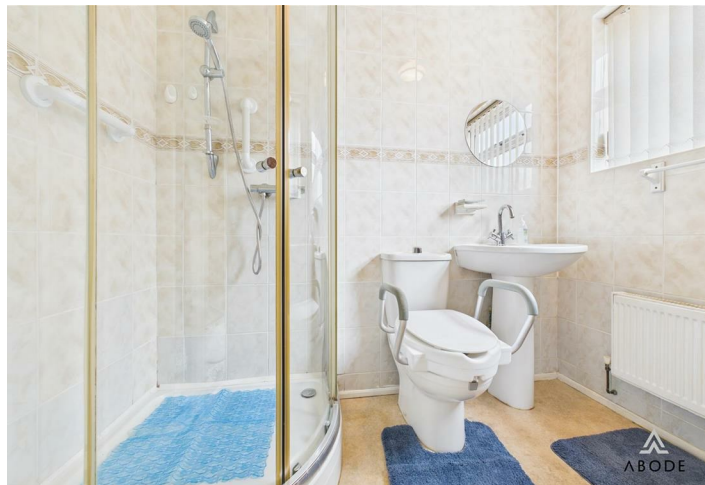
Accessed via a side entrance door, the hallway provides loft access, a central heating radiator, and doors leading to all principal rooms. The lounge is positioned at the rear of the property and benefits from sliding doors opening onto the garden, a central heating radiator, and a fireplace with surround. The kitchen also enjoys views over the rear garden and is fitted with a selection of wall and base units, with space for a freestanding cooker, washing machine, and fridge freezer. A door leads directly out to the garden.

There are two well-proportioned bedrooms located to the front of the property, both of which feature fitted wardrobes and central heating radiators. The shower room comprises a three-piece suite including a low-level WC, wash hand basin, and corner shower cubicle, with full tiling to the walls, a window to the side elevation, and a useful built-in storage cupboard.

## Outside

To the front of the property is a low-maintenance garden and a driveway providing off-street parking, leading to a single garage. The garage has an up-and-over door to the front, a personnel door to the rear garden, power and lighting, and a double-glazed window. The rear garden is mainly laid to lawn and offers a good degree of privacy, with access from both the lounge and the kitchen—ideal for enjoying the outdoor space throughout the year.



















### Lounge Diner

3.35 x 5.38 m  
10'11" x 17'7"

### Bedroom

3.12 x 3.14 m  
10'2" x 10'3"

### Bedroom

2.47 x 2.85 m  
8'1" x 9'4"

### Hallway

2.77 x 1.13 m  
9'1" x 3'8"

### Shower Room

2.28 x 1.67 m  
7'5" x 5'5"

### Kitchen

2.52 x 2.30 m  
8'3" x 7'6"

Approximate total area<sup>(1)</sup>

53 m<sup>2</sup>  
570.47 ft<sup>2</sup>

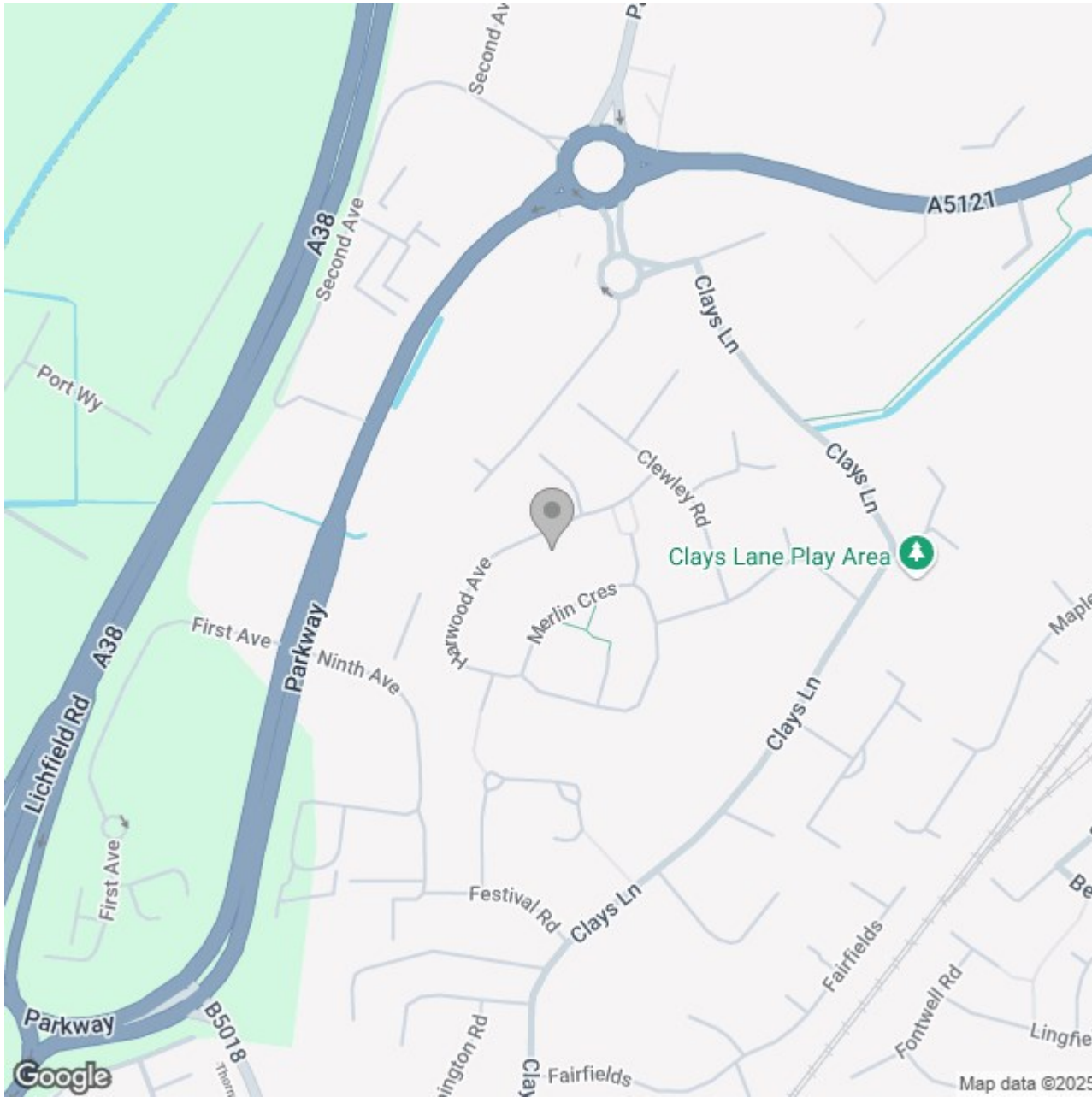
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	