

image not found or type unknown



# Bracken Way, Rugeley

**£160,000**

## Features

- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO LOCAL AMENITIES

## Contact Us

### **Chase Owl Estates**

10 Anson Street  
Rugeley  
Staffordshire  
WS15 2BB  
T: 01889 358172

## Full Description

### Entrance Hallway

Approached from upvc front entrance door with side panel and having ceiling light point, radiator, useful under stairs storage cupboard and stairs leading to First Floor Landing.

### Fitted Kitchen 3.43m x 2.79m (11'3" x 9'2")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating stainless steel sink with mixer tap and drainer. Cooker point, space with plumbing for washing machine and further appliance space. Ceiling light point, coving, radiator and upvc double glazed window to front aspect.

### Lounge / Dining Room 4.47m x 4.80m (14'8" x 15'9")

Having two ceiling light points, decorative dado rail, radiator and upvc double glazed window to rear aspect. Upvc door to rear Garden.

### First Floor Landing

Approached from stairs in the Hallway and having ceiling light point, loft access and airing cupboard housing combination boiler.

### Bedroom One 3.99m x 2.74m (13'1" x 9'0")

Having ceiling light point, coving, radiator, built in wardrobe and upvc double glazed window to rear aspect.

### Bedroom Two 3.40m x 2.74m (11'2" x 9'0")

Having ceiling light point, radiator, built in wardrobe and upvc double glazed window to front aspect.

### Bedroom Three 2.49m x 1.68m (8'2" x 5'6")

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

### Shower Room

Comprising walk in shower cubicle, vanity hand wash basin and w.c. Ceiling light point, coving, laminate flooring, part tiling to walls and upvc double glazed window to front aspect.

### Outside

The front of the property being approached from a pedestrian pathway and having a lawned fore garden and brick built meter cupboard. The enclosed rear garden is mainly laid to lawn with borders and a patio seating area. A gate to the rear leads to the parking area and Garage in separate block.

### Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

#### Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

#### Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

# Property Photos

## Property Location

