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Cambrian Lane, Rugeley

£195,000



Features

- IDEAL FOR FIRST TIME BUYERS
- NO UPWARD CHAIN
- PARKING AND GARAGE TO REAR
- SPACIOUS THROUGHOUT

Contact Us

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Full Description

Entrance Porch
Approached from upvc double glazed front entrance door with side screen. Ceiling light point, radiator, two useful storage cupboard and upvc double glazed window to side aspect. Door to Lounge.

Lounge 4.90m x 4.72m (16'1" x 15'6")
Being fitted with wooden feature fire surround with inset living flame gas fire . Two wall lights, radiator and upvc double glazed window to front aspect. Stairs leading to First Floor Landing and double doors leading to Breakfast Kitchen.

Breakfast Kitchen 5.16m x 3.25m (16'11" x 10'8")
Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset enamel sink with mixer tap, drainer and tiled splash. Gas cooker, space with plumbing for washing machine and larder cupboard. Two ceiling light points, radiator, tiled flooring and two upvc double glazed windows to rear aspect. Upvc door to side elevation.

First Floor Landing
Approached from stairs in Lounge and having ceiling light point, loft access and upvc double glazed window to side aspect.

Bedroom One 3.99m x 2.49m (13'1" x 8'2")
Having built in wardrobe with mirror sliding doors. Ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Two 3.99m x 2.97m (13'1" x 9'9")
Having built in wardrobe with mirror sliding doors. Ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three 3.07m x 2.34m (10'1" x 7'8")
Having ceiling light point, radiator and upvc double glazed window to front aspect.

Shower Room
Comprising walk in shower cubicle, closet w.c and vanity hand wash basin. Ceiling light point, heated towel rail, part tiling to walls, tiled flooring, airing cupboard housing combination boiler and upvc double glazed window to rear aspect.

Outside
The front of the property is accessed via pedestrian pathway and having paved path with steps to lawn and front entrance door. A side gate allows access to the enclosed Rear Garden with paved patio, lawn with borders and access door to Garage. This having an up and over door with parking to front.

Agents Note
The property is fitted with Solar Panels.

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



















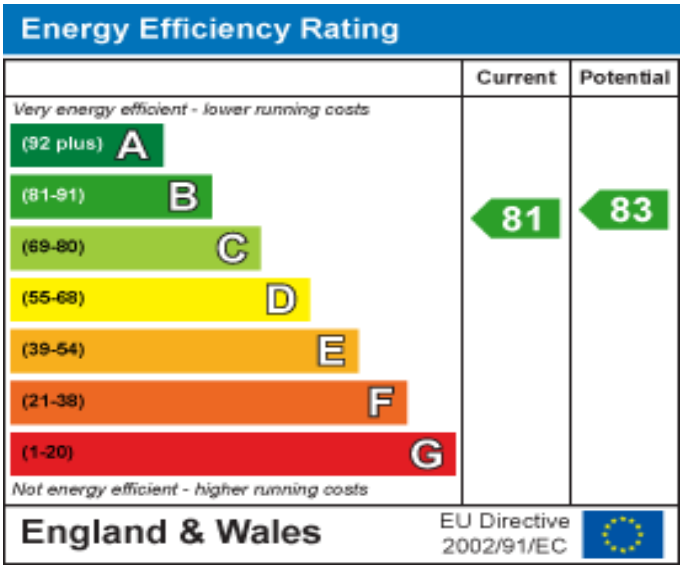











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
81
83
England & Wales
EU Directive 2002/91/EC

Property Location

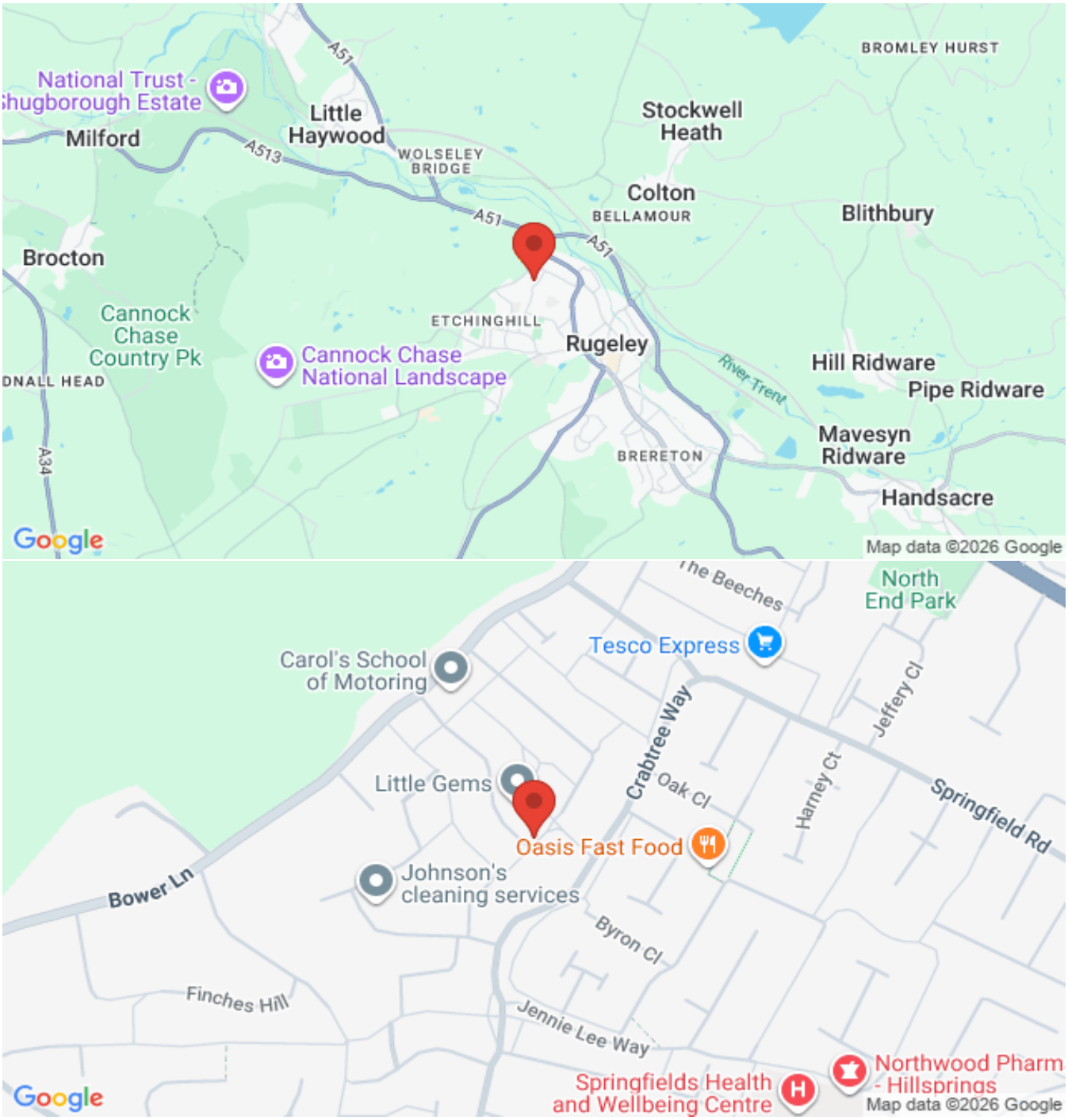


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