

image not found or type unknown



# Campbell Close, Rugeley

**£170,000**

## Features

- IDEAL FOR FIRST TIME BUYERS OR AN INVESTMENT PROPERTY
- CLOSE TO LOCAL AMENITIES
- WALKING DISTANCE TO TOWN

## Contact Us

### **Chase Owl Estates**

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

## Full Description

### Entrance Porch

Approached from upvc double glazed door with windows to side and having ceiling light point, meter cupboard and further door to Lounge.

### Lounge 4.50m x 3.99m (14'9" x 13'1")

Having hardwood feature fire place with log burner on hearth. Ceiling light point, coving, laminate flooring, radiator and upvc double glazed window to front aspect. Door to Stairs leading to First Floor Landing.

### Breakfast Kitchen 4.57m x 3.05m (15'0" x 10'0")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Cooker point, three further appliance spaces and wall mounted combination boiler. Two ceiling lights, radiator, useful storage cupboard and two upvc double glazed windows to rear aspect. Upvc door to Rear Elevation.

### First Floor Landing

Approached from stairs in Lounge and having ceiling light point and loft access.

### Bedroom One 4.39m x 2.59m (14'5" x 8'6")

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

### Bedroom Two 2.84m x 2.57m (9'4" x 8'5")

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

### Bedroom Three 3.45m x 1.80m (11'4" x 5'11")

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

### Bathroom

Comprising panelled bath with shower over, pedestal hand wash basin and w.c. Ceiling light point, heated towel rail, extractor fan, part tiling to walls and upvc double glazed window to rear aspect.

### Outside

The front of the property is accessed via a pedestrian pathway with a lawned fore garden. The enclosed rear garden having paved patio to lawn, shed and gate to rear.

### 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

