

Eaton Drive, Rugeley

£220,000



Features

- NO UPWARD CHAIN
- GOOD SIZED PROPERTY OFFERING FLEXIBLE LIVING
- CLOSE TO LOCAL AMENITIES
- CHANCEL SCHOOL CATCHMENT

Contact Us

Chase Owl Estates

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Rugeley
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Full Description

Entrance Hallway

Approached from front entrance door and having two ceiling light points, radiators, laminate flooring and stairs leading to First Floor Landing.

Fitted Kitchen 2.46m x 2.34m (8'1" x 7'8")

Fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash back. Built in electric oven with gas hob and extractor over, spaces with plumbing for washing machine/ dishwasher and further appliance space. Wall mounted combination boiler, ceiling light point and upvc double glazed window to front aspect.

Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, radiator and extractor fan.

Lounge 3.99m x 3.68m (13'1" x 12'1")

Having feature fire surround with electric fire on hearth. Two ceiling light points, coving, radiator and upvc double glazed sliding patio door to Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, radiator and return stairs to Second Floor Landing.

Master Bedroom 3.68m x 4.19m (12'1" x 13'9")

Having two ceiling light points, radiator, a range of built in wardrobes and upvc double glazed window to rear aspect. Door to En Suite.

En Suite

Comprising walk in shower cubicle, pedestal hand wash basin and w.c. Ceiling light point, radiator and extractor fan.

Bedroom Four 3.68m x 2.34m (12'1" x 7'8")

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

Second Floor Landing

Approached from stairs on the First Floor Landing and having ceiling light point, loft access and airing cupboard housing the hot water tank.

Bedroom Two 3.68m x 4.11m (12'1" x 13'6")

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

Bedroom Three 3.68m x 2.34m (12'1" x 7'8")

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

Bathroom

Comprising paneled bath with shower over and screen, pedestal hand wash basin and w.c. Ceiling light point, radiator, part tiling to walls and extractor fan.

Outside

The front of the property having a graveled fore garden with pathway to front entrance door. The enclosed rear garden having paved patio to lawn with gate giving access to pathway to the allocated parking space in the communal parking area.

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:

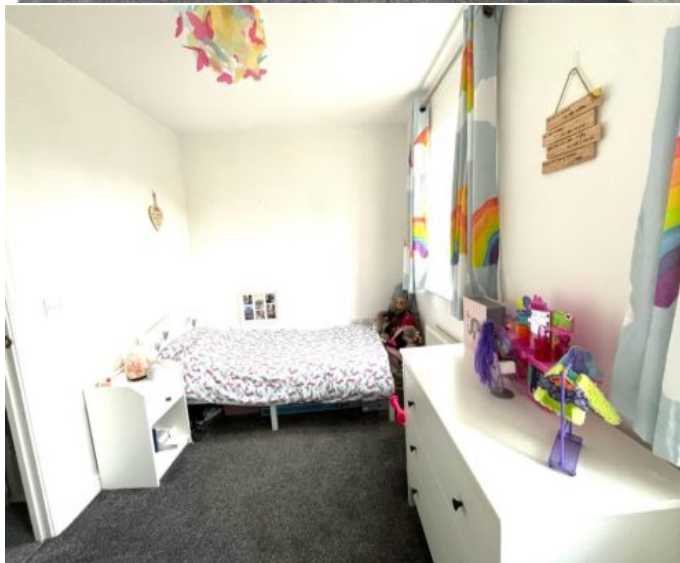
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.


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		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Property Location



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