

image not found or type unknown



# Gorseburn Way, Rugeley

**£180,000**

## Features

- WELL PRESENTED THROUGHOUT
- NO UPWARD CHAIN
- QUIET LOCATION
- CLOSE TO LOCAL AMENITIES
- GARAGE AND PARKING IN SEPARATE BLOCK

## 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 and having ceiling light point, radiator, useful storage cupboard and stairs leading to First Floor Landing.

### Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, upvc cladding to walls and upvc double glazed window to front aspect.

### Breakfast Kitchen 3.43m x 2.44m (11'3" x 8'0")

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. Built in electric oven with gas hob and extractor over, integrated fridge and washing machine. Ceiling light point, radiator, breakfast bar seating area and upvc double glazed window to front aspect.

### Lounge 4.65m x 4.42m (15'3" x 14'6")

Having wooden feature fire surround with inset electric fire on hearth. Ceiling light point, radiator, useful storage cupboard and French upvc double glazed doors to Rear Garden.

### First Floor Landing

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

### Bedroom One 3.63m x 2.51m (11'11" x 8'3")

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

### Bedroom Two 3.91m x 2.57m (12'10" x 8'5")

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

### Bedroom Three 2.41m x 1.80m (7'11" x 5'11")

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

### Bathroom

Comprising paneled bath with shower over with screen, pedestal hand wash basin and w.c. Ceiling light point, laminate flooring, radiator, part tiling to walls and upvc double glazed window to front aspect.

### Outside

The front of the property having gravel fore garden with pathway to front entrance door and meter cupboard. The enclosed rear garden being mainly laid to lawn and paved patio. GARAGE AND PARKING 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

