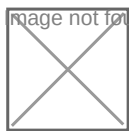


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Gorseburn Way, Rugeley

£240,000



Features

- NO UPWARD CHAIN
- QUIET CUL DE SAC LOCATION
- MODERN FINISH THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR FIRST TIME BUYERS

Contact Us

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

Full Description

Entrance Hallway

Approached from composite front entrance door and having ceiling light point, radiator, tiled flooring, useful cloaks cupboard and stairs leading to First Floor Landing.

Lounge 4.80m x 3.48m (15'9" x 11'5")

Having a decorative open grate with tiled hearth and wooden mantle over. Ceiling light point, radiator, laminate flooring and upvc double glazed window to front aspect. Arch to Dining Room.

Dining Room 2.69m x 2.57m (8'10" x 8'5")

Having ceiling light point, radiator, laminate flooring and French upvc doors to Rear Garden. Arch to Kitchen.

Fitted Kitchen 2.90m x 2.57m (9'6" x 8'5")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven with gas hob and extractor over, washing machine, space for dishwasher and fridge/freezer. Wall mounted boiler, ceiling light point, tiled flooring and upvc double glazed window to side aspect and rear aspects. Upvc door to Rear Garden.

First Floor Landing

Approached from stairs in hallway and having ceiling light point, loft access, two storage cupboards and upvc double glazed window to side aspect.

Bedroom One 4.11m x 3.56m (13'6" x 11'8")

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

Bedroom Two 3.61m x 3.10m (11'10" x 10'2")

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

Bedroom Three 2.01m x 1.96m (6'7" x 6'5")

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

Refitted Bathroom

Comprising panelled bath with shower over and screen, w.c and vanity hand wash basin. Inset ceiling lights, heated towel rail, part tiling to walls and two upvc double glazed windows to rear aspect.

Outside

The front of the property having a lawned fore garden. Driveway leading to Garage with up and over door, having light and power. Side gate allows access to the tiered low maintenance rear garden with paved patio, steps to gravelled borders, shed and outside tap.

Agents Notes

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.

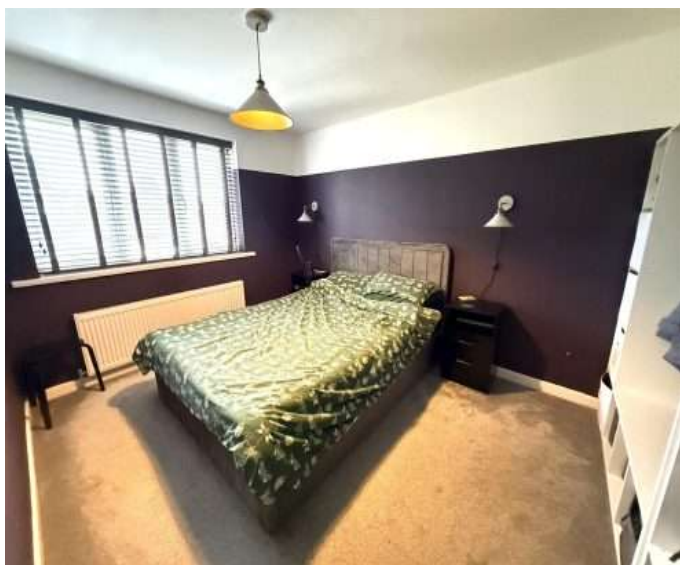
Money Laundering;

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		87
(69-80) C	73	
(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

