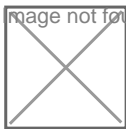


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Lansbury Road, Rugeley

£165,000



Features

- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS
- SOUGHT AFTER DEVELOPMENT
- OFF ROAD PARKING

Contact Us

Chase Owl Estates

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

Full Description

Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, radiator and stairs leading to First Floor Landing.

Lounge 5.99m x 3.51m (19'8" x 11'6")

Having brick feature fire wall with inset gas fire on tiled hearth. Two ceiling light points, radiators and upvc double glazed windows to front and rear aspects.

Breakfast Kitchen 3.38m x 2.97m (11'1" x 9'9")

Being fitted with a range of wall and base mounted units with work surface over, incorporating inset stainless steel sink with drainer. Gas cooker, space with plumbing for washing machine and useful larder cupboard. Ceiling light point, radiator and upvc double glazed window to rear aspect.

Utility Area 2.97m x 2.13m (9'9" x 7'0")

Having ceiling light point, coving, under stairs storage cupboard and upvc double glazed window and door to side elevation.

First Floor Landing

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

Bedroom One 3.53m x 3.33m (11'7" x 10'11")

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

Bedroom Two 4.17m x 2.79m (13'8" x 9'2")

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

Bedroom Three 3.28m x 1.96m (10'9" x 6'5")

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

Shower Room

Comprising walk in shower cubicle and vanity hand wash basin. Ceiling light point, radiator, tiling to walls and upvc double glazed window to rear aspect.

Separate W.C

Comprising w.c. Ceiling light point, tiling to walls and upvc double glazed window to rear aspect.

Outside

The front of the property having a gravelled fore garden with path to front entrance door and a paved driveway for off road parking. A side gate allowing access to the enclosed rear garden with patio area, steps to gravelled borders, shed and outside tap.

Agents Note

The property sale is subject to Grant of Probate. We do have Red Ash Cert on file for mortgage purposes.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Location

