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# March Banks, Rugeley

**£249,995**

## Features

- IDEAL FOR FIRST TIME BUYERS
- SOUGHT AFTER LOCATION
- CORNER PLOT IDEAL FOR EXTENDING
- CLOSE TO LOCAL AMENITIES
- WELL PRESENTED THROUGHOUT

## Contact Us

### **Chase Owl Estates**

10 Anson Street  
Rugeley  
Staffordshire  
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## Full Description

### Entrance Porch

Approached from upvc double glazed front entrance door with window to side. Further door leading into Lounge.

### Lounge 5.23m x 4.45m (17'2" x 14'7")

Having ceiling light point, radiators, useful under stairs storage cupboard, Karndean flooring with under floor heating and upvc double glazed window to front aspect. Stairs leading to First Floor Landing and double doors leading to the Breakfast Kitchen.

### Breakfast Kitchen 4.45m x 3.35m (14'7" x 11'0")

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 back. Built in electric oven with hob and extractor over and two appliance spaces. Two ceiling light points, Karndean flooring with under floor heating radiator and upvc double glazed French doors with windows to side leading to the Rear Garden.

### First Floor Landing

Approached from stairs in the Lounge and having ceiling light point, loft access and airing cupboard.

### Bedroom One 3.96m x 2.82m (13'0" x 9'3")

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

### Bedroom Two 2.97m x 2.59m (9'9" x 8'6")

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

### Bedroom Three 2.82m x 1.73m (9'3" x 5'8")

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

### Bathroom

Comprising panelled bath with waterfall mixer tap and overhead Triton shower with screen, pedestal hand wash basin and w.c. Ceiling light point, radiator and upvc double glazed window to rear aspect.

### Outside

The front of the property having a driveway providing parking for several vehicles and in turn leading to Garage with up and over door. Having power light, housing combination boiler and upvc door allowing access to the enclosed rear garden. Having paved patio to artificial lawn with raised borders.

### 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

