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# Oaken Hurst Avenue, Hawksyard, Rugeley

£215,000



## Features

- SOUGHT AFTER DEVELOPMENT
- IDEAL FOR FIRST TIME BUYERS
- WELL PRESENTED THROUGHOUT
- QUIET LOCATION

## Contact Us

### Chase Owl Estates

10 Anson Street  
Rugeley  
Staffordshire  
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T: 01889 358172

## Full Description

### Entrance Hallway

Approached from front entrance door and having ceiling light point, laminate flooring and useful storage cupboard.

### Guest Cloakroom

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

### Fitted Kitchen 2.46m x 2.01m (8'1" x 6'7")

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, gas hob and extractor hood over. Space with plumbing for washing machine, further appliance space and wall mounted boiler. Ceiling light point, extractor fan, laminate flooring and upvc double glazed window to front aspect.

### Lounge 4.55m x 4.01m (14'11" x 13'2")

Having ceiling light point, two radiators and upvc double glazed French door to Rear Garden. Stairs to First Floor Landing.

### First Floor Landing

Being approached from stairs in Lounge and having ceiling light point and loft access.

### Bedroom One 4.01m x 2.49m (13'2" x 8'2")

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

### Bedroom Two 3.96m x 2.44m (13'0" x 8'0")

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

### Bathroom

Comprising panelled bath with shower over and screen, low level w.c and pedestal hand wash basin. Ceiling light point, radiator, part tiling to walls, extractor fan and upvc double glazed window to side aspect.

### Outside

The property is approached from a pedestrian pathway and having lawned fore garden with path to front entrance door. A further path to the side of the property leading to gate allowing access to the enclosed Rear Garden. This having paved patio, lawns, shed and further gate to allocated parking.

AGENTS NOTE; the property is liable to a maintenance charge of £242.50 per annum for the communal areas inc 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) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Location

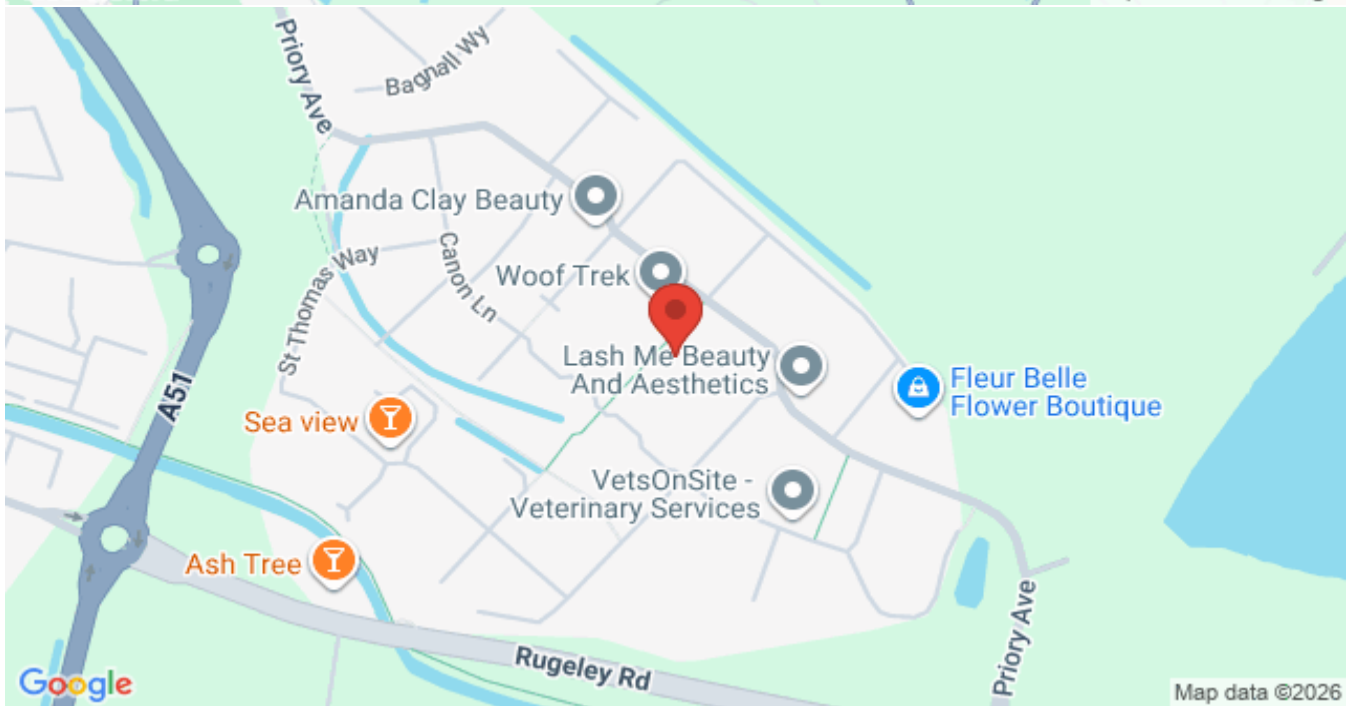


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