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# Old Eaton Road, Rugeley

**£269,500**

## Features

- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS
- GOOD SIZED SOUTH FACING GARDEN TO REAR
- CHANCEL SCHOOL CATCHMENT
- READY TO MOVE IN

## 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 side screen and having further door to Hallway.

### Reception Hallway

Having ceiling light point, laminate flooring, radiator and useful under stairs storage cupboard. Stairs leading to First Floor Landing. Doors to Lounge and Kitchen.

### Lounge 3.96m x 3.15m (13'0" x 10'4")

Having wooden feature fire surround with inset gas fire on hearth. Ceiling light point, radiator and upvc double glazed window to front aspect. Arch to Dining Room.

### Dining Room 3.30m x 2.69m (10'10" x 8'10")

Having ceiling light point, radiator and upvc double glazed sliding patio to Rear Garden. Door to Kitchen.

### Fitted Kitchen 3.15m x 2.44m (10'4" x 8'0")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Built in electric oven with hob and extractor over, space with plumbing for washing machine and useful larder cupboard. Ceiling light point, radiator, tiled flooring and upvc double glazed window to rear aspect. Upvc door to side elevation.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access with ladder to a boarded space with light and housing combination boiler.

### Bedroom One 3.94m x 3.00m (12'11" x 9'10")

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

### Bedroom Two 3.30m x 3.00m (10'10" x 9'10")

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

### Bedroom Three 3.02m x 1.98m (9'11" x 6'6")

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

### Bathroom

Comprising panelled bath with shower over and screen, vanity hand wash basin and closet w.c. Inset ceiling lights, radiator, tiling to walls and flooring and upvc double glazed window to rear aspect.

### Outside

The front of the property having a block paved driveway to Garage with up and over door. Having light, power and access door to the enclosed Rear Garden. Having paved patio to lawn with borders, pathway to a second lawn, summer house, shed, fruit trees 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

## Property Location

