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# Park View Terrace, Rugeley

**£180,000**

## Features

- CLOSE TO LOCAL AMENITIES
- WELL PRESENTED THROUGHOUT
- GUEST CLOAKROOM
- THREE BEDROOMS
- IDEAL FOR FIRST TIME BUYERS

## Contact Us

### **Chase Owl Estates**

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## 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. Door to Lounge.

### Lounge 4.11m x 3.71m (13'6" x 12'2")

Having wooden feature fire surround with inset gas fire on hearth. Ceiling light point, coving, radiator, useful under stairs storage cupboard, two wall lights and upvc double glazed bow window to front aspect.

### Fitted Kitchen 4.09m x 2.57m (13'5" x 8'5")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset enamel sink with mixer tap, drainer and tiled splash. Built in electric oven with gas hob and extractor hood over and space with plumbing for washing machine. Two ceiling light points, radiator, tiled flooring, pantry cupboard with light/power and upvc double glazed window to rear aspect. Further door to Inner Lobby.

### Inner Lobby to Guest Cloakroom

Inner Lobby having ceiling light point, tiled flooring and upvc double glazed door to Rear Garden.

Guest Cloakroom; Comprising w.c, light point, tiled flooring and upvc windows to side and rear aspects.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access, airing cupboard housing combination boiler and upvc window to side aspect.

### Bedroom One 3.20m x 3.00m (10'6" x 9'10")

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

### Bedroom Two 3.33m x 2.72m (10'11" x 8'11")

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

### Bedroom Three 2.41m x 2.31m (7'11" x 7'7")

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

### Bathroom

Comprising corner bath with shower over, pedestal hand wash basin and w.c. Ceiling light point, radiator, tiling to walls and upvc double glazed window to front aspect.

### Outside

The front of the property having a fenced fore garden approached via shared gate and being laid mainly to gravel with borders. Pathway leading to a side gate allowing access to the enclosed rear garden with paved patio, gravel areas, steps to artificial grass (off road parking) shed and outside tap. Double gates provide access to the off road parking if needed.

### 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

