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Priory Avenue, Hawksyard, Rugeley

£245,000



Features

- SOUGHT AFTER LOCATION
- IDEAL FOR FIRST TIME BUYERS
- WELL PRESENTED THROUGHOUT
- OPEN ASPECT TO FRONT

Contact Us

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Full Description

Entrance Hallway
Approached via front entrance door and having ceiling light point, radiator, laminate flooring and stairs leading to the first floor accommodation.

Guest Cloakroom
Comprising of w.c and pedestal hand wash basin. Ceiling light point, radiator and upvc double glazed window to front aspect.

Lounge 4.47m x 3.58m (14'8" x 11'9")
Having ceiling light point, radiator and upvc double glazed window to front aspect.

Breakfast Kitchen 4.52m x 2.51m (14'10" x 8'3")
Being fitted with a range of matching high gloss base and wall units with work surfaces over, incorporating inset stainless steel sink unit with drainer and tiled splash back. Built in electric oven with gas hob and extractor hood over. Integrated dishwasher, space with plumbing for washing machine and further appliance space. Two ceiling light points, wall mounted combination boiler, further appliance space, radiator, tiled flooring, useful storage cupboard and upvc double glazed window to rear aspect. French doors leading to the Rear Garden.

First Floor Landing
Approached from stairs in the Hallway and having ceiling light point and loft access.

Bedroom One 3.81m x 2.90m (12'6" x 9'6")
Having ceiling light point, radiator, built in wardrobes and upvc double glazed window to front aspect.

En suite Shower Room
Comprising of w.c, pedestal hand wash basin and enclosed corner shower cubicle with mains shower. Ceiling light point, extractor fan, radiator,part tiling to walls and upvc double glazed window to front aspect.

Bedroom Two 2.67m x 2.54m (8'9" x 8'4")
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three 2.54m x 1.78m (8'4" x 5'10")
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bathroom
Comprising of w.c, pedestal hand wash basin and panelled bath with electric shower unit over with shower screen. Ceiling light point, extractor fan, radiator and upvc double glazed window to side aspect.

Outside
The property is set back from the road behind a small shrubbed fore garden and having a tarmacadam driveway providing off road parking. The enclosed rear garden is accessed from timber gate and having a decked seating area, further patio area, artificial lawn with gravelled borders and shed.

Agents Notes
Agents Note:
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







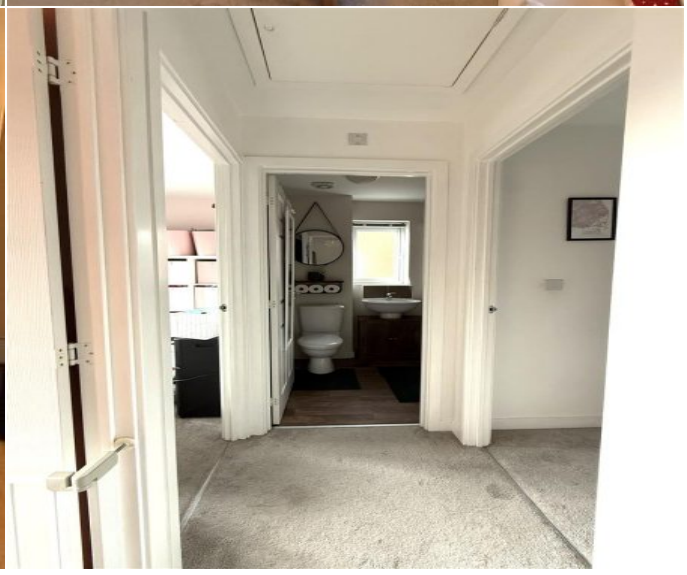











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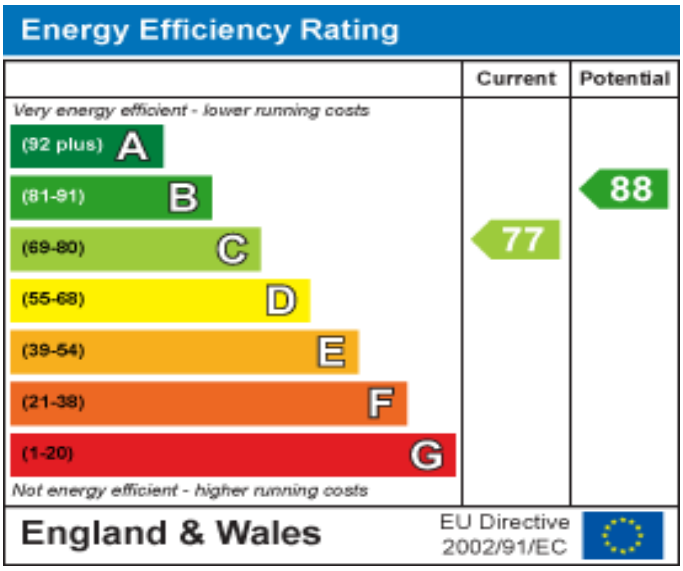












Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
77
88
England & Wales
EU Directive 2002/91/EC

Property Location



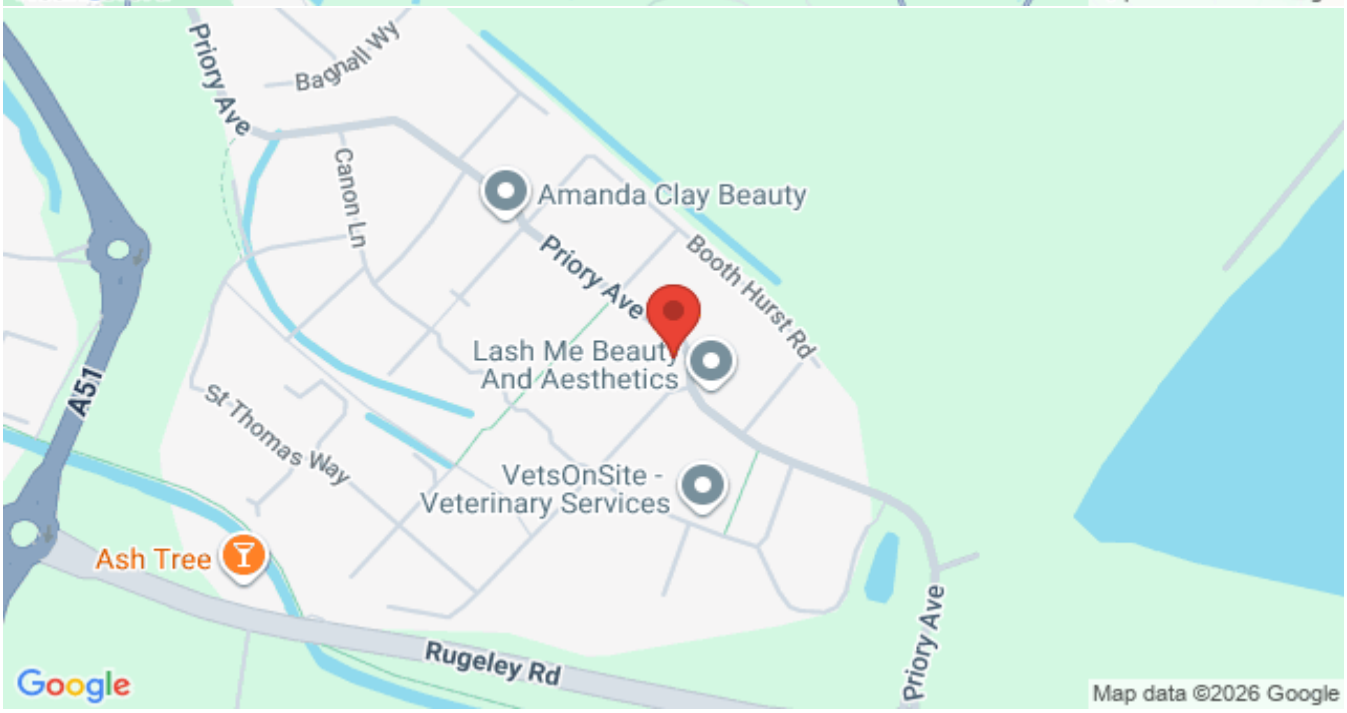


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