



Proctor Road, Handsacre, Rugeley

£199,995



Features

- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO LOCAL AMENITIES
- NO UPWARD CHAIN
- IN NEED OF SOME IMPROVEMENT

Contact Us

Chase Owl Estates

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Full Description

Entrance Hallway

Approached from upvc double glazed front entrance door with window to front. Having ceiling light point, radiator, useful under stairs storage cupboard and stairs leading to First Floor Landing.

Breakfast Kitchen 4.52m x 3.99m (14'10" x 13'1")

Having base unit with work surface over incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Cooker point, useful larder cupboard, ceiling light point, radiator and upvc double glazed windows to front and side aspects.

Utility Room 3.15m x 1.50m (10'4" x 4'11")

Having ceiling light point, wall mounted boiler, and appliance spaces. Upvc double glazed window to side aspect and upvc door to Rear Garden.

Lounge 5.05m x 3.02m (16'7" x 9'11")

Having brick feature fire place with hearth. Ceiling light point, radiator and sliding patio door to Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard with shelving.

Bedroom One 4.17m x 3.02m (13'8" x 9'11")

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

Bedroom Two 3.07m x 3.18m (10'1" x 10'5")

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

Bedroom Three 2.82m x 2.41m (9'3" x 7'11")

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

Shower Room

Comprising walk in shower cubicle and hand wash basin. Ceiling light point, radiator, part tiling to walls and upvc double glazed window to front aspect.

Separate w.c

Comprising w.c, ceiling light point, tiling to walls and upvc double glazed window to front aspect.

Outside

The front of the property having off road parking with flower borders. A pathway leading to the enclosed rear garden having paved patio, lawn, fish pond, two sheds and outside tap.

Agents Note

The sale of the property is subject to a Grant of Probate

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) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Location

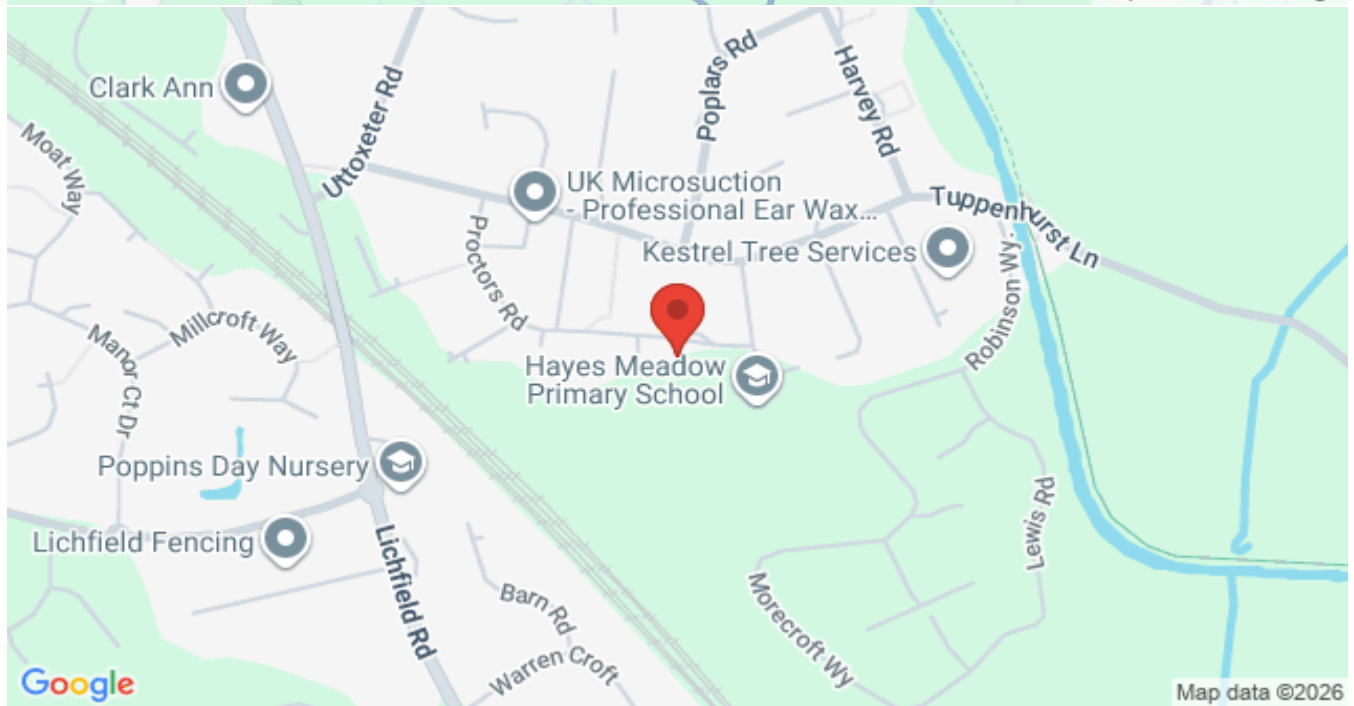
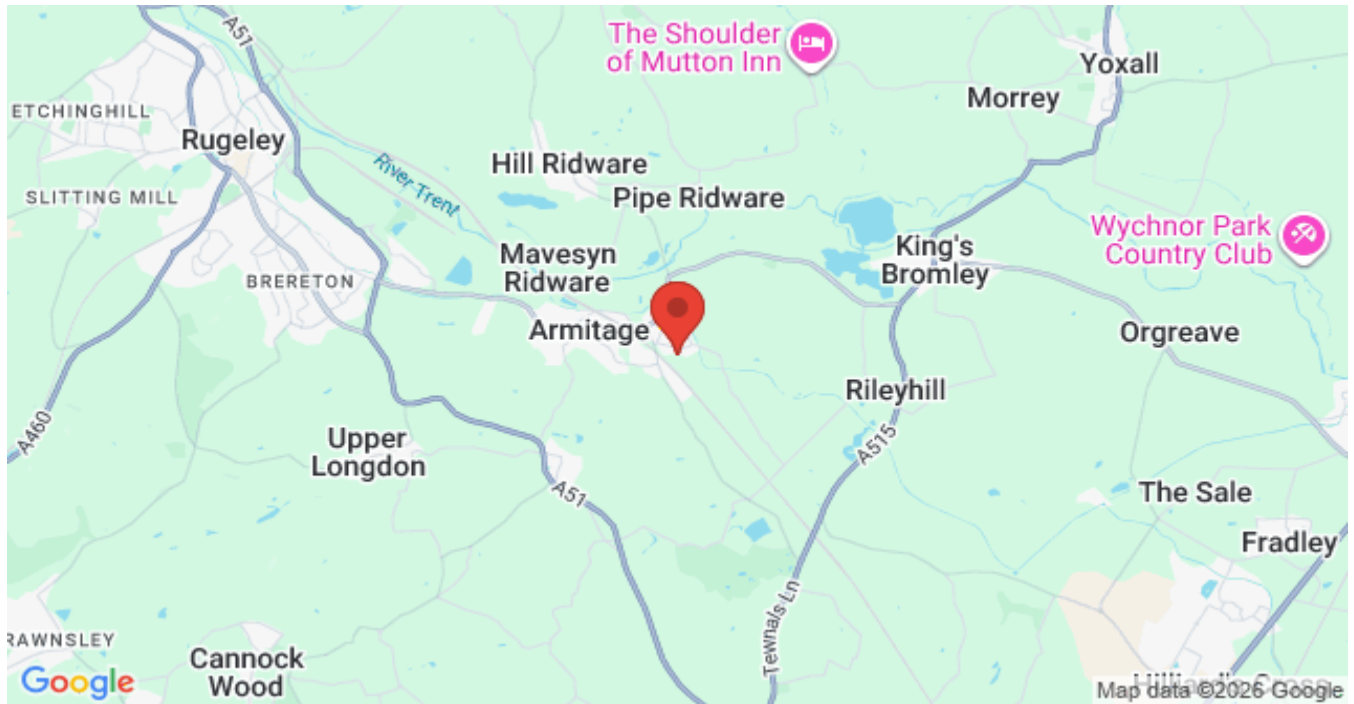


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