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# Somerset Avenue, Rugeley

£190,000



## Features

- SOUGHT AFTER DEVELOPMENT
- GOOD SIZED BUNGALOW
- NO UPWARD CHAIN
- THREE BEDROOMS
- DRIVEWAY TO GARAGE

## Contact Us

### Chase Owl Estates

10 Anson Street  
Rugeley  
Staffordshire  
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## Full Description

### Entrance Porch

Approached from hardwood front entrance door with window to front. Further door to Lounge.

### Lounge 4.17m x 3.63m (13'8" x 11'11")

Having wooden feature fireplace with inset gas fire on hearth. Ceiling light point, radiator, coving and upvc double glazed window to front aspect. Door to Kitchen and Hallway.

### Fitted Kitchen 3.81m x 2.39m (12'6" x 7'10")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Electric cooker with extractor fan over, washing machine, fridge, freezer and dishwasher. Ceiling light point, wall mounted boiler and upvc double glazed windows to front and side aspects.

### Inner Hallway

Having ceiling light point and loft access.

### Bedroom One 3.35m x 3.20m (11'0" x 10'6")

Having built in wardrobes. Ceiling light point, radiator and upvc double glazed window to front aspect.

### Bedroom Two 2.41m x 2.41m (7'11" x 7'11")

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

### Bedroom Three 3.38m x 2.72m (11'1" x 8'11")

Having ceiling light point, radiator and upvc double glazed window to rear aspect. Upvc door leading into Rear Garden.

### Shower Room

Comprising walk in corner shower cubicle, closet w.c and hand wash basin. Ceiling light point, radiator, tiling to walls and upvc double glazed window to side aspect.

### Outside

The front of the property having a walled fore garden with gravelled planted borders and pathway to front entrance door. A shared driveway leads to Detached Garage with up and over door. A gate to the enclosed rear garden being paved for low maintenance.

### 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>60</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

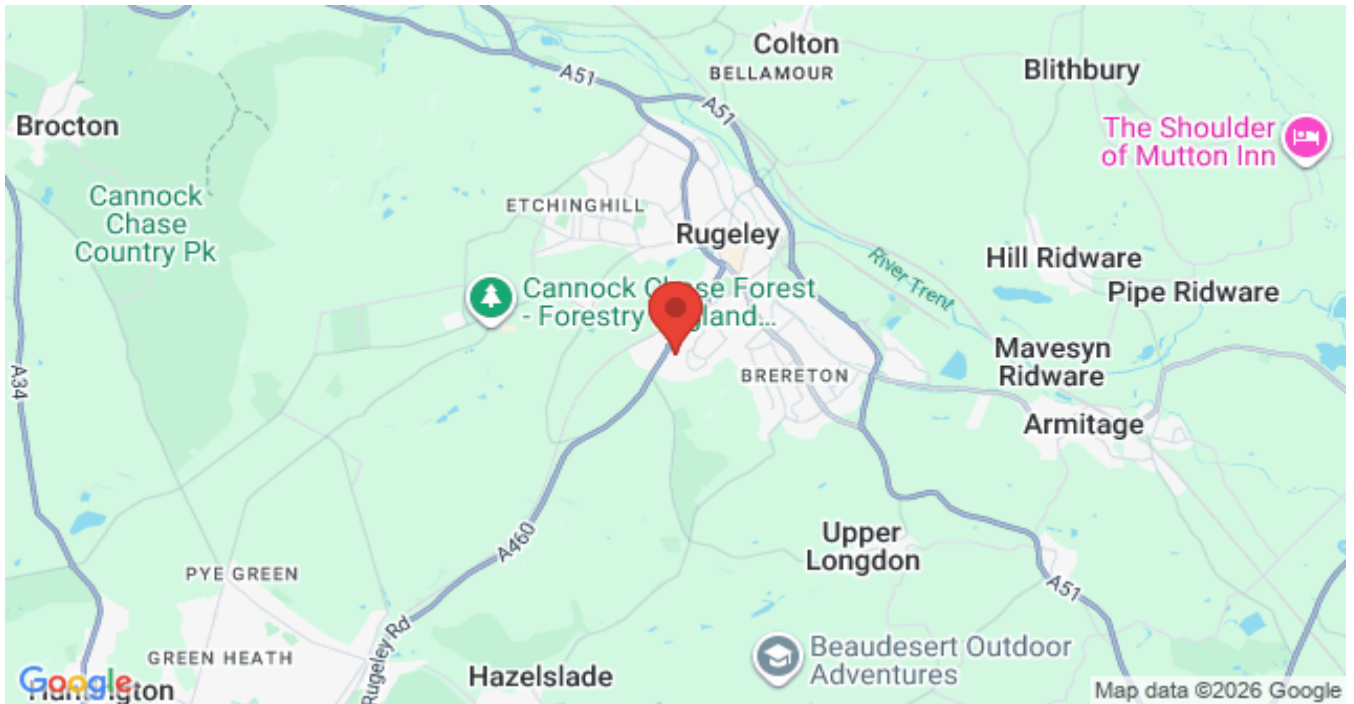


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