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# Talbot Street, Rugeley

**£196,000**

## Features

- HAVING GONE THROUGH A PROGRAMME OF REFURBISHMENT; REWIRE, NEW BOILER, KITCHEN AND BATHROOM
- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS/INVESTORS
- CENTRAL LOCATION CLOSE TO LOCAL AMENITIES

## Contact Us

### **Chase Owl Estates**

10 Anson Street  
Rugeley  
Staffordshire  
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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.

### Refitted Breakfast Kitchen 4.34m x 2.57m (14'3" x 8'5")

Being refitted with a range of gloss grey wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven with hob and extractor hood over. Space for washing machine and useful under stairs storage cupboard. Two ceiling light points, radiator and upvc double glazed window to front aspect. Door to Guest Cloakroom and Lounge.

### Guest Cloakroom

Comprising w.c and hand wash basin. Ceiling light point, extractor fan, radiator and two upvc double glazed windows.

### Lounge 3.56m x 3.28m (11'8" x 10'9")

Having three wall lights, radiator and upvc double glazed door leading to Conservatory.

### Conservatory 3.51m x 2.74m (11'6" x 9'0")

Being constructed of brick base with upvc double glazed frame and having light point and door to Rear Garden.

### First Floor Landing

Approached from stairs in hallway and having ceiling light point, loft access and airing cupboard housing new combination boiler.

### Bedroom One 3.56m x 2.90m (11'8" x 9'6")

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

### Bedroom Two 3.56m x 2.26m (11'8" x 7'5")

Having ceiling light point, radiator, built in cupboard and two upvc double glazed windows to front aspect.

### Refitted Bathroom

Comprising panelled bath with shower over and screen, pedestal hand wash basin and w.c. Ceiling light point, extractor fan, heated towel rail, tiling to floors and upvc double glazed window to front aspect.

### Outside

The property having a walled fore garden with steps to lawn and pathway to front entrance door and a side gate allowing access to the enclosed rear garden. This being mainly laid to lawn with paved patio and outdoor electric socket.

### Agents Note

The current vendors have refurbished the property, having;  
New Kitchen, New Bathroom, New Combination Boiler and rewired.

### 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

