



# Watson Close, Rugeley

**£175,000**

## Features

- NO UPWARD CHAIN
- QUIET CUL DE SAC LOCATION
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- ENCLOSED GARDEN TO REAR AND OFF ROAD PARKING

## Contact Us

### Chase Owl Estates

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## Full Description

### Entrance Hallway

Approached from upvc front entrance door and having ceiling light point with stairs leading to First Floor Landing. Door to Lounge.

### Lounge 4.62m x 3.81m (15'2" x 12'6")

Having wall mounted pebble electric fire. Ceiling light point, radiator and upvc double glazed window to front aspect.

### Fitted Kitchen 3.78m x 1.57m (12'5" x 5'2")

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 hood over, washer/dryer and fridge. Ceiling light point, coving, radiator, wall mounted boiler and upvc double glazed window to rear aspect. Upvc door to Rear Garden.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point and loft access, being part boarded.

### Bedroom One 2.97m x 2.92m (9'9" x 9'7")

Having built in wardrobe, ceiling light point, radiator, airing cupboard housing hot water cylinder and upvc double glazed window to front aspect.

### Bedroom Two 3.18m x 2.03m (10'5" x 6'8")

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

### Bathroom

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

### Outside

The front of the property having a concrete print driveway providing parking for several vehicles. A side gate allows access to the enclosed rear garden which is mainly laid to lawn with borders, small patio area, two sheds and outside tap.

### 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

