



## 11 Love Lane

, Rugeley, WS15 2HL

**£72,500**



Chase Owl are pleased to market this well presented park home, situated on a residential park for over 50's. Within walking distance to Rugeley's town centre amenities and close to Trent and Mersey Canal. Having Hallway, Open plan Kitchen to Lounge, Shower Room and Bedrooms. Garden and Allocated Parking.



Entrance Hallway

Approached from upvc front entrance door and having upvc double glazed window to front aspect. Open plan to Lounge and Fitted Kitchen.

Fitted Kitchen 8'6" x 5'9" (2.59m x 1.75m)

Being fitted with a range of gloss grey wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven with gas hob over. Washing machine,fridge and wall mounted boiler. Ceiling light point and upvc double glazed window to rear aspect.

Lounge 8'6" x 8'6" (2.59m x 2.59m)

Having inset ceiling lights, radiator, upvc double glazed window to side aspect and French doors to rear elevation.

Shower Room

Comprising double walk in shower cubicle, pedestal hand wash basin and w.c. Inset ceiling lights, radiator, extractor fan and upvc double glazed window to rear aspect.

Bedroom 8'6" x 7'5" (2.59m x 2.26m)

Having inset ceiling lights, radiator and upvc double glazed window to side aspect.

Outside

The property having one allocated parking space and extra visitors spaces. The home having a ramp for easy access and a decked seating area, shed and lawn.

Agents Note

- We have been advised of the following by the current vendor:-
- (I) There is a ground rent of £139.50 payable per month which includes water.
  - (II) The park is a semi retirement park for persons 50 and over with no dependent children of any age.
  - (III) There are various park rules that need to be adhered too.

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.

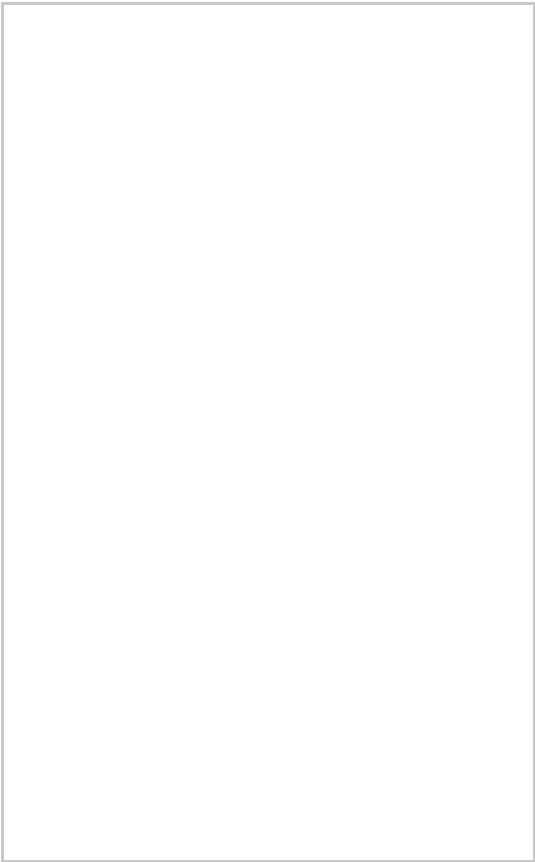
Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

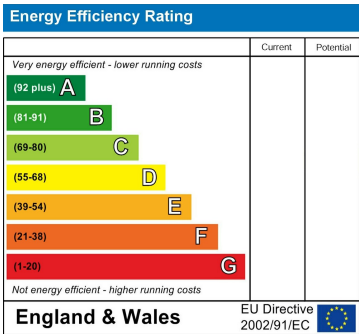
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

