



## 6 Gorseburn Way

, Rugeley, WS15 2XA

**Guide price £189,995**



Chase Owl are pleased to market this well presented two bedroom semi detached bungalow, having gone through a total refurbishment. Offered with NO UPWARD CHAIN and situated in a quiet cul de sac close to local amenities. Having Entrance Hallway, Lounge, Refitted Kitchen, Two Bedrooms and Refitted Shower Room. Gardens to front and rear with Driveway to Garage.





### Entrance Porch

Approached from upvc front entrance door with side screen and having further upvc door to Entrance Hallway.

### Reception Hallway

Having ceiling light point and useful storage cupboard.

### Refitted Shower Room

Comprising walk in corner shower cubicle, w.c and pedestal hand wash basin. Ceiling light point, radiator, part tiling to walls, extractor fan, loft access and upvc double glazed window to side aspect.

### Bedroom One 12'6" x 9'9" (3.81m x 2.97m)

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

### Bedroom Two 9'6" x 7'8" (2.90m x 2.34m)

Having ceiling light point, radiator and upvc double glazed sliding patio door to Rear Garden.

### Lounge 19'1" x 9' 8" (5.82m x 2.74m 2.44m)

Having two ceiling light points, two radiators and upvc double glazed window to front aspect.

### Refitted Kitchen 9'8" x 7'8" (2.95m x 2.34m)

Being fitted with a range of 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 over, spaces for appliances and ceiling light point. Airing cupboard housing Worcester combination boiler, radiator and window to front aspect.

### Outside

The front of the property having a lawned fore garden with borders. A drive way leading to covered carport and in turn leading to Garage with electric roller door having power and light. The enclosed rear garden is accessed from a wrought iron gate and having a paved patio to lawn with borders and further door to Garage.

### 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.

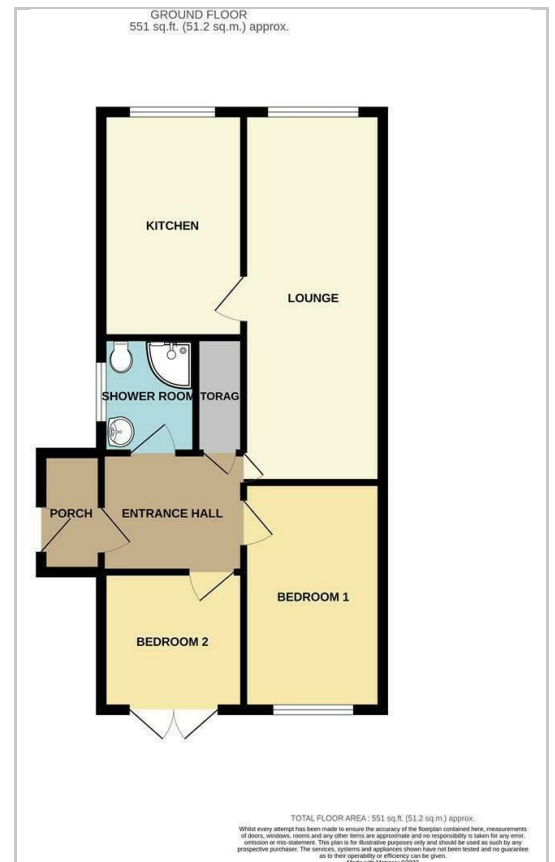
### Money Laundering;

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

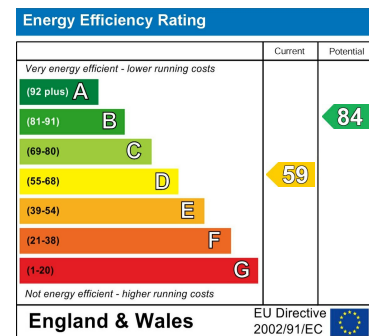
### Area Map



### 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.

