



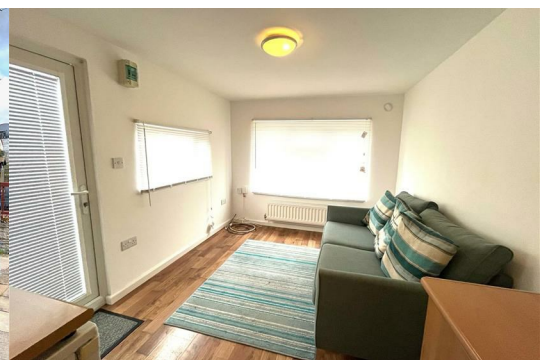
6 Love Lane

, Rugeley, WS15 2HL

Offers invited £70,000



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 OFFERED WITH NO UPWARD CHAIN. Hallway, Open plan Kitchen to Lounge, Shower Room and Bedroom. Garden and Allocated Parking.



Lounge 18'5" x 8'5" (5.61m x 2.57m)

Approached from upvc front entrance door and having ceiling light point, radiator, laminate flooring and upvc double glazed windows to side and front aspects. Open plan to Fitted Kitchen.

Fitted Kitchen

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with drainer, mixer tap and tiled splash. Built in electric oven with gas hob over and two appliance spaces. Wall mounted Worcester combination boiler, two ceiling light points, laminate flooring and upvc double glazed window to side aspect.

Bedroom 9'8" x 8'5" (2.95m x 2.57m)

Having built in wardrobes. Ceiling light point, radiator, laminate flooring, t.v point and upvc double glazed windows to side and rear aspects.

Shower Room

Comprising walk in shower cubicle. pedestal hand wash basin and w.c. Ceiling light point, heated towel rail and upvc double glazed window to side aspect.

Outside

The property has a composite ramp/stairs to front entrance door continuing around to shed housing the washing machine and tumble dryer. To the rear of the property is a lawn with borders and two further storage sheds. Allocated parking in the car park.

Agents Notes

There is a ground rent of £149.00 payable per month which includes water.

The park is a semi/retirement park for persons 50 and over with no dependent children of any age.

Potential purchasers are asked to note that upon future resale of the home, 10% of the sale price is payable to the site owners.

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.

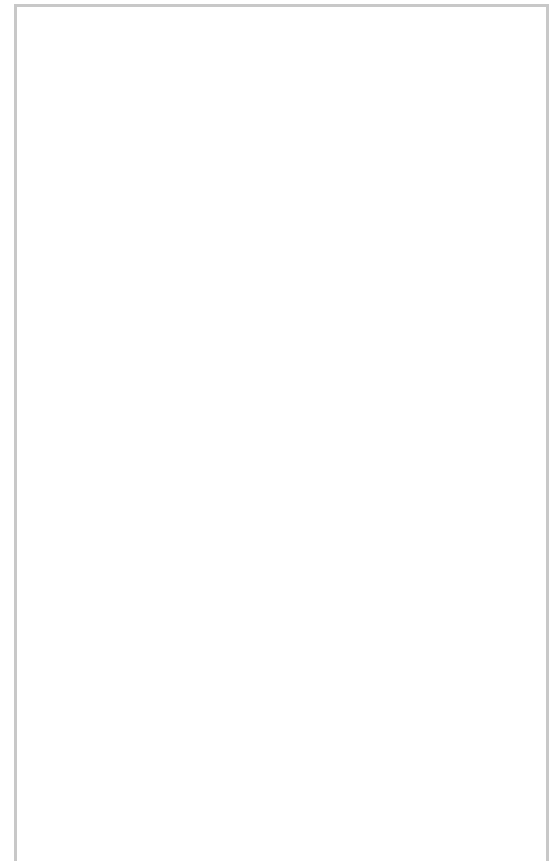
Money Laundering;

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


Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

