



## 106 Eaton Drive

, Rugeley, WS15 2FS

**Offers in the region of £185,000**



Chase Owl are pleased to market this modern three bedroom town house on a sought after development. Offered with NO UPWARD CHAIN and being suitable for First Time Buyers or Investors. Having Entrance Hallway, Guest Cloakroom, Bedroom Three and Study. First Floor Landing to Lounge, Fitted Kitchen and Two Further Bedrooms. Good sized SOUTH FACING Garden to rear.



### Entrance Hallway

Approached from composite front entrance door and having ceiling light point, laminate flooring, radiator and stairs leading to First Floor Landing.

### Guest Cloakroom

Comprising pedestal hand wash basin and w.c. Ceiling light point, radiator and upvc double glazed window to front aspect.

### Study 10'7" x 7'5" (3.23m x 2.26m)

Having ceiling light point, radiator and French upvc double glazed doors to Rear Garden.

### Bedroom Three 13'6" x 6'9" (4.11m x 2.06m)

Having ceiling light point, radiator, under stairs storage cupboard and upvc double glazed window to rear aspect.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and laminate flooring.

### Lounge 15'4" x 13'7" (4.67m x 4.14m)

Having feature fireplace with electric fire. Two ceiling light points, radiator and upvc double glazed window to front aspect. Door to Fitted Kitchen.

### Fitted Kitchen 9'1" x 7'4" (2.77m x 2.24m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset acrylic sink with mixer tap, drainer and tiled splash back. Built in electric oven with induction hob and extractor hood over. Space with plumbing for washing machine, further appliance space, ceiling light point, radiator and upvc double glazed window to front aspect.

### Bedroom One 13'2" x 9'7" (4.01m x 2.92m)

Having ceiling light point, radiator, cupboard housing combination boiler and upvc double glazed window to rear aspect.

### Bedroom Two/ Dining Room 9'5" x 8'2" (2.87m x 2.49m)

(currently used as Dining Room) Having ceiling light point, radiator and upvc double glazed window to rear aspect.

### Bathroom

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

### Outside

Having a paved foregarden with gravel borders. The enclosed rear garden having paved patio leading to lawn with borders, shed and access gate to parking. The property having two allocated parking spaces.

### Agents Notes

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.

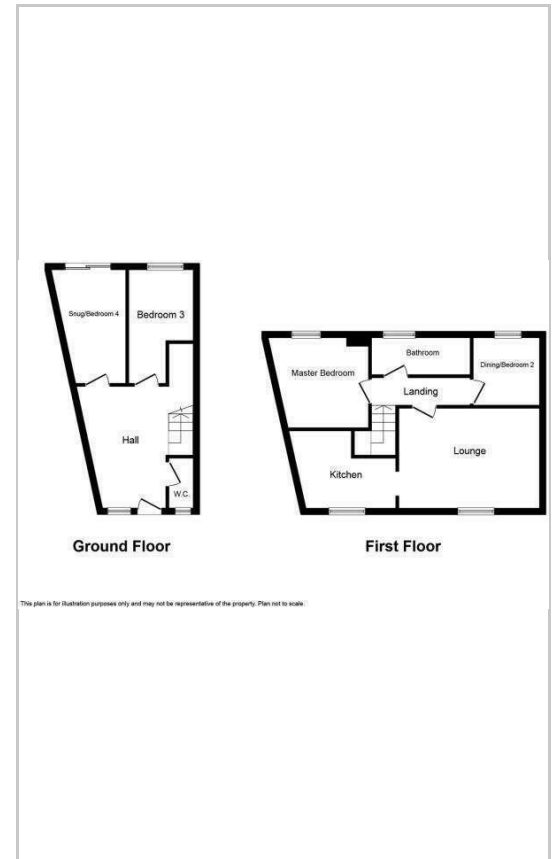
Money Laundering;

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

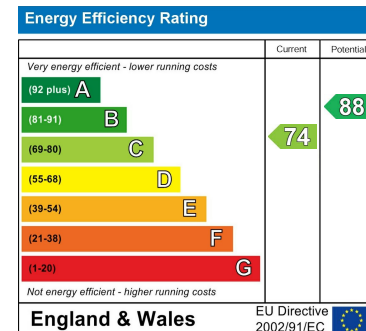
## Area Map



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

10 Anson Street, Rugeley, Staffordshire, WS15 2BB

Tel: 01889 358172 Email: sales@chaseowlestates.co.uk www.chaseowlestates.co.uk

