



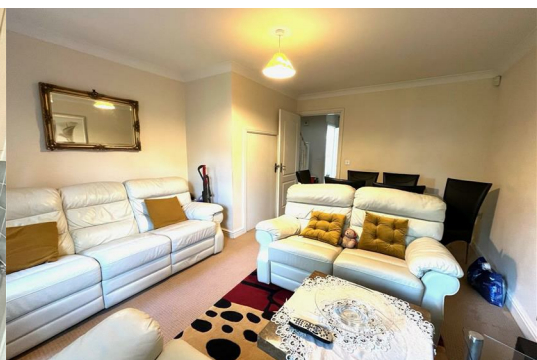
## 30 Eaton Drive

, Rugeley, WS15 2FS

**Offers invited £185,000**



Chase Owl are pleased to market this well presented modern two DOUBLE Bedroom end terraced property. On a sought after development, close to local amenities this property is available with NO UPWARD CHAIN and ideal for First Time Buyers or Investors. Entrance Hallway, Downstairs Cloakroom, Fitted Kitchen and Lounge. First Floor Landing to Two Bedrooms and Bathroom. Off road Parking and Garden to rear.



### Entrance Hallway

Approached from front entrance door and having ceiling light point, radiator and stairs to First floor Landing.

### Guest Cloakroom

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

### Fitted Kitchen 10'3" x 6'4" (3.12m x 1.93m)

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

### Lounge 12'11" x 15'3" (3.94m x 4.65m)

Having ceiling light point, two radiators, useful storage cupboard and upvc double glazed window to rear aspect. Sliding patio door to Rear Garden.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access, airing cupboard housing combination boiler and upvc double glazed window to side aspect.

### Bedroom One 13'9" x 10'9" (4.19m x 3.28m)

Having built in wardrobe. Ceiling light point, radiator and two upvc double glazed windows to front aspect.

### Bedroom Two 11'11" x 7'3" (3.63m x 2.21m)

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

### Bathroom

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

### Outside

The front of the property having driveway for parking two vehicles. A gate allowing access to the enclosed Rear Garden being mainly laid to lawn with borders and paved patio area.

### 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.

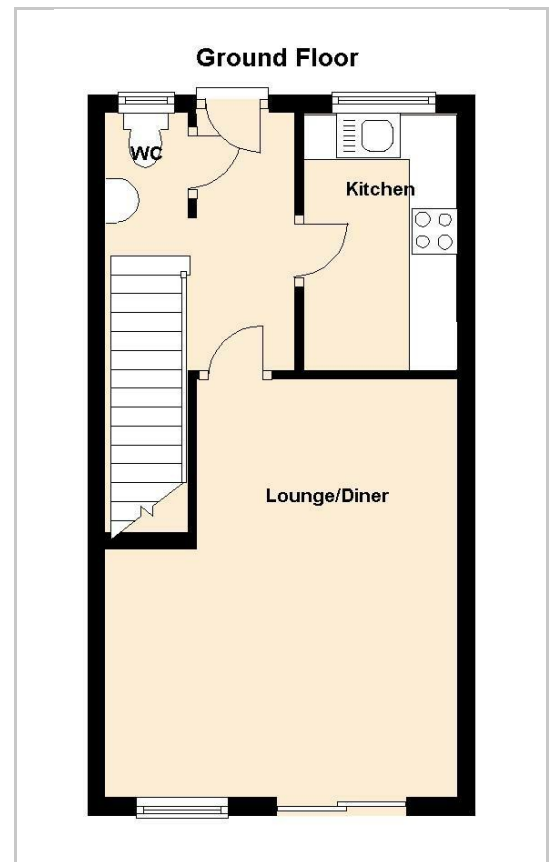
### Money Laundering;

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

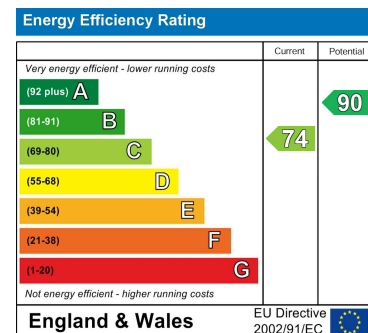
### Area Map



### 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.

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