



3 Rangers Walk

Etchinghill, Rugeley, WS15 2NA

£250,000



Chase Owl are pleased to market this well presented two bedroom link detached bungalow. Situated within a quiet cul de sac and being offered with NO UPWARD CHAIN. Having Entrance Hallway, Fitted Kitchen, Lounge, Inner Hallway, Two Bedrooms and Bathroom. Driveway to Garage and gardens to front and rear.



Entrance Hallway

Approached from upvc double glazed front entrance door with side screen. Having ceiling light point, radiator and coving. Doors to Lounge and Fitted Kitchen

Fitted Kitchen 7'1" x 8'5" (2.16m x 2.57m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset enamel sink with mixer tap, drainer and tiled splash. Built in electric cooker, gas hob with extractor over and two further appliance spaces. Ceiling light point, tiled flooring and upvc double glazed window to side aspect.

Lounge 19'7" x 10'10" (5.97m x 3.30m)

Having marble feature fireplace with inset gas fire on hearth. Ceiling light point, coving, decorative dado rail and upvc double glazed bow window to front aspect. Door leading to Inner Hallway.

Inner Hallway

Having ceiling light point and doors to Bedrooms and Bathroom.

Bedroom One 13'1" x 8'11" (3.99m x 2.72m)

Having built in furniture. Ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Two 10'8" x 9'0" (3.25m x 2.74m)

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

Bathroom

Comprising panelled bath with shower over, pedestal hand wash basin and w.c. Ceiling light point, loft access, airing cupboard with shelving, heated towel rail, part tiling to walls and upvc double glazed window to side aspect.

Outside

The front of the property having flower border and driveway providing off road parking and in turn leading to Garage. This having wooden doors, with power light and housing the combination boiler. Door to the Enclosed Rear Garden with paved patio, steps to planted borders, shed and green house.

Agents Notes

We have not tested any of the electrical, central heating/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.

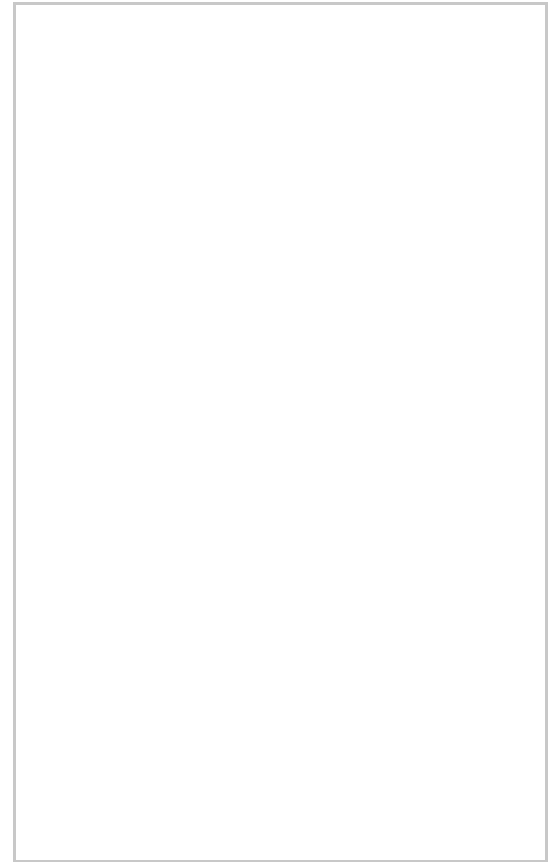
Money Laundering;

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

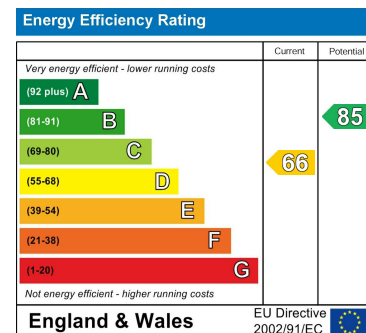
Area Map



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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