

# Your local property experts



88 Old Eaton Road, Rugeley, WS15 2HA

Guide Price £389,950



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Sales : 01889 577 731  
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**\*\* VIRTUAL TOUR AVAILABLE \*\* CANAL SIDE LOCATION \*\*** JR Properties are pleased to offer For Sale this immaculately presented three bedroom detached family home with a stunning generous rear garden backing onto the Trent and Mersey Canal. Properties in this location are hard to find so we advise early viewing to avoid disappointment.

Internally the property briefly comprises of: entrance porch, reception through hallway with stairs leading to first floor accommodation and doors leading to the lounge and kitchen. The spacious family lounge diner then has a sliding patio door to the conservatory and additional door to the kitchen. The modern fitted kitchen is a good size with space for eating and door to the ground floor WC/shower room and access to the rear garden.

The first floor offers three good sized bedrooms and a spacious refitted family bathroom.

Externally the property is positioned on a sizeable plot with a block paved driveway to the front and having double gates leading to the rear which offers additional secure parking. To the rear there is a stunning large garden with patio areas, lawn, established flower and shrub display borders, garden shed, summer house with power and most importantly leads down to Trent & Mersey canal and offering countryside views.



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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			
		65	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(11-91)	A		
(49-90)	B		
(35-48)	C		
(29-34)	D		
(21-28)	E		
(11-20)	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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