

Your local property experts



22 Watson Close, Rugeley, WS15 2PE

Guide Price £200,000



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Sales : 01889 577 731
e : enquiries@jrpropertiesstaffs.com
w : www.jrpropertiesstaffs.com

JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

**** REDUCED ** MUST BE SOLD **VIRTUAL TOUR AVAILABLE**** JR Properties are pleased to offer for sale this recently refurbished detached family home. Positioned on a large corner plot with front, side and rear gardens and a detached garage the property has to be viewed to appreciate the size of the plot and the potential on offer.

Internally the property has been refurbished with a new kitchen and bathroom, new boiler, carpets and lights fittings enabling the property to be in "turn-key" condition. Three generous bedrooms also feature and the property is offered with No Chain.



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(91-91) A		
(81-91) B			(89-90) B		
(69-80) C			(85-88) C		
(55-68) D			(81-84) D		
(39-54) E			(71-80) E		
(21-38) F			(51-70) F		
(1-20) G			(1-50) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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