

# Your local property experts



26 Anson Street, Rugeley, WS15 2BA

Guide Price £399,950



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Sales : 01889 577 731  
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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ  
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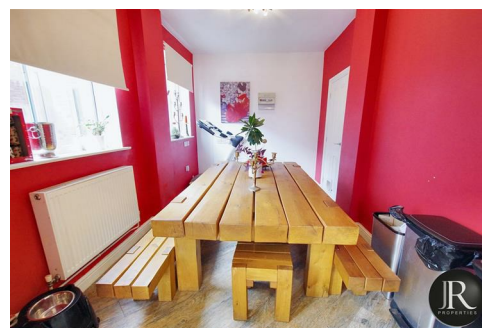


**\*\* VIRTUAL VIEWING TOUR AVAILABLE \*\*** JR Properties are pleased to offer For Sale this charming extremely well presented Victorian semi detached villa situated close to the town centre dating back to circa 1900. The property offers versatile accommodation and scope for conversion. Internal viewing is essential to appreciate what this family home can offer.

The accommodation offers; an imposing through reception hallway, family lounge with bay window, a second reception room which can be used as bedroom four, formal dining room which opens through to the appealing breakfast kitchen. Additionally from the hallway there is a door leading to the cellar. The first floor originally offered five bedrooms and could easily be converted back to this with additional scope for loft conversion also. Now offering three generously sized bedrooms, dressing room and ensuite wet room to master suite, a very useful laundry room and a spacious family bathroom.

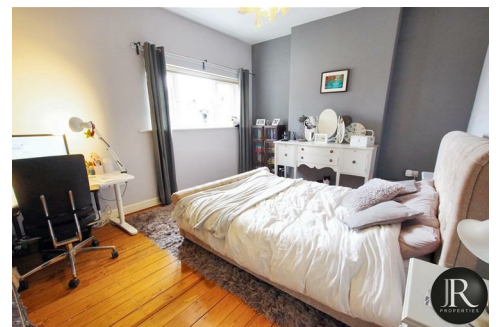
Externally; to the front there is ample off road parking and the rear offers a fully enclosed rear garden with lawn, a private decked patio and double gated side access to the front.

The property benefits from a new roof which was replaced in June 2024. It is within walking distance to all amenities, commuter networks, local schools and leisure walks.



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



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