

Your local property experts



8 Lower Croft, Rugeley, WS15 1FN
40% Shared ownership £88,000



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

**** VIRTUAL TOUR AVAILABLE ** 40% SHARED OWNERSHIP **** JR Properties are pleased to offer For Sale this modern extremely well presented two bedroom semi detached house situated on a popular residential development overlooking the Trent & Mersey canal offering delightful walks and easy access to the town centre. BE QUICK, EARLY VIEWING REQUIRED.

The spacious accommodation briefly consists of entrance hall with stairs to first floor accommodation and doors off to, guest WC, kitchen and the lounge/diner which leads to the rear garden. There are two double bedrooms and bathroom to the first floor.

Externally there is a beautiful low maintenance cottage style rear garden with gated access to the side of the property. There is a driveway providing ample off road parking.

AGENTS NOTES: Rent: £353.64 per month which includes, service charge, property rent and ground rent. All purchasers need to be pre-approved by Orbit Group Housing Association. For the eligibility checker go to <https://www.gov.uk/shared-ownership-scheme/who-can-apply>



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(91-91) A			
(89-90) B			
(85-88) C			
(81-84) D			
(77-80) E			
(73-76) F			
(69-72) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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