

HUNTERS®
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84 Talbot Street, Rugeley, WS15 2EG

£185,000

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A fantastic opportunity for first-time buyers and investors alike! This modern property is situated on the doorstep to Rugeley town centre, being recently updated this two-bedroom end-terrace property offers an excellent opportunity for those looking to get onto the property ladder or expand their investment portfolio. Offered for sale with NO UPWARD CHAIN. The property has benefited from a number of recent improvements, including a full rewire and the installation of a new boiler, offering added peace of mind for prospective purchasers. Conveniently positioned for access to a range of local shops, amenities and transport links. Benefitting from Gas Central Heating and UPVC double-glazing. In brief, the accommodation comprises of; Entrance Hallway, Dining Kitchen, WC, Lounge, Conservatory. First Floor Landing, Bedroom One, Bedroom Two and a Family Bathroom. Garden to the front and rear. EPC RATING - D

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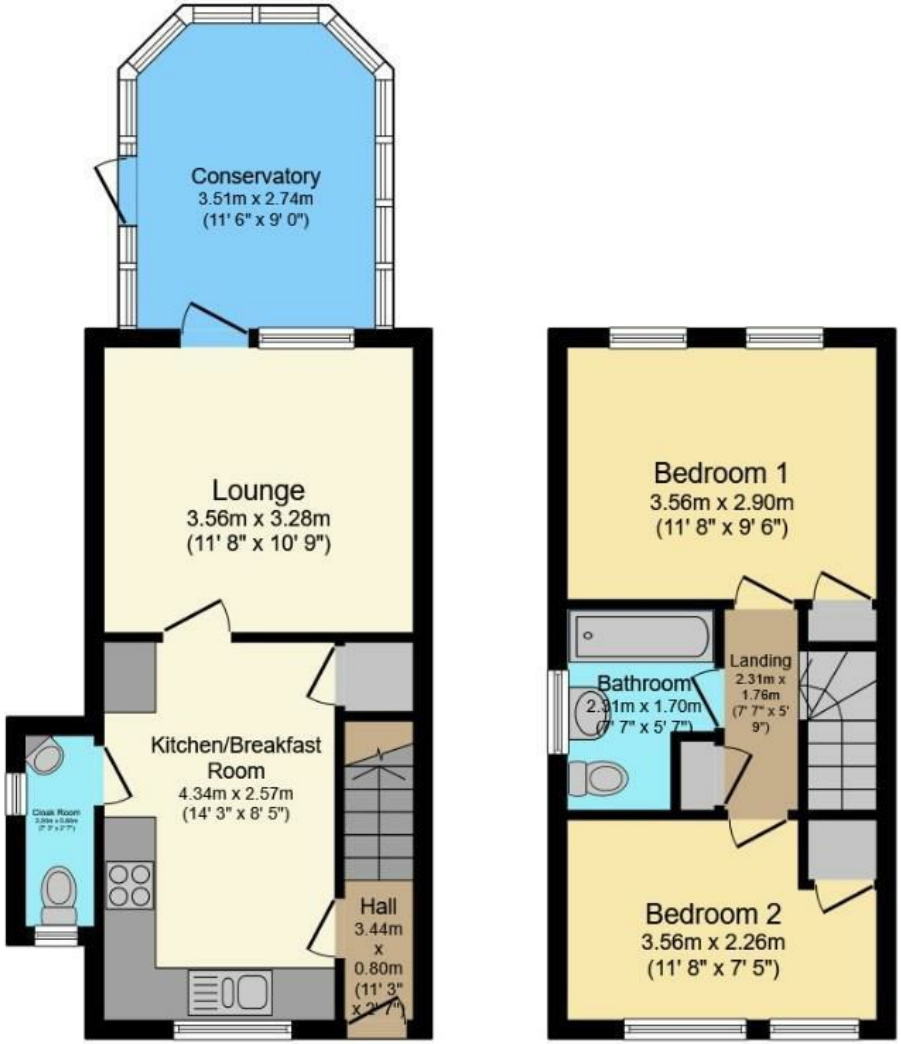

Total floor area 66.7 sq.m. (718 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

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Entrance Hallway
Accessed via a UPVC front door, having a ceiling light point, a radiator and vinyl flooring.

Dining Kitchen
Having x 2 ceiling light points, a UPVC double-glazed window to the front aspect, wall and base units, a stainless steel sink with drainer, electric over, electric hobs, cooker hood, a radiator, space for a washing machine, fridge freezer and further space for a dining table, an under stairs storage cupboard and vinyl flooring.

WC
Having a ceiling light point, a UPVC double-glazed window to the front aspect and a further window to the side aspect, a closed coupled WC, a radiator, a wall mounted sink with tiled splashback and vinyl flooring

Lounge
Having x 3 wall mounted light points, a radiator, a UPVC double glazed door leading into the conservatory and vinyl flooring.

Conservatory
Being constructed with a brick base and having UPVC double-glazed units with a door giving access to the rear garden. It comprises of one ceiling light and vinyl flooring.

First Floor Landing
Having a ceiling light point, access to the loft, airing cupboard housing the combi boiler and carpeted flooring

Bedroom One
Having a ceiling light point, built in storage, x 2 UPVC double-glazed windows to the rear aspect, a radiator and carpeted flooring.

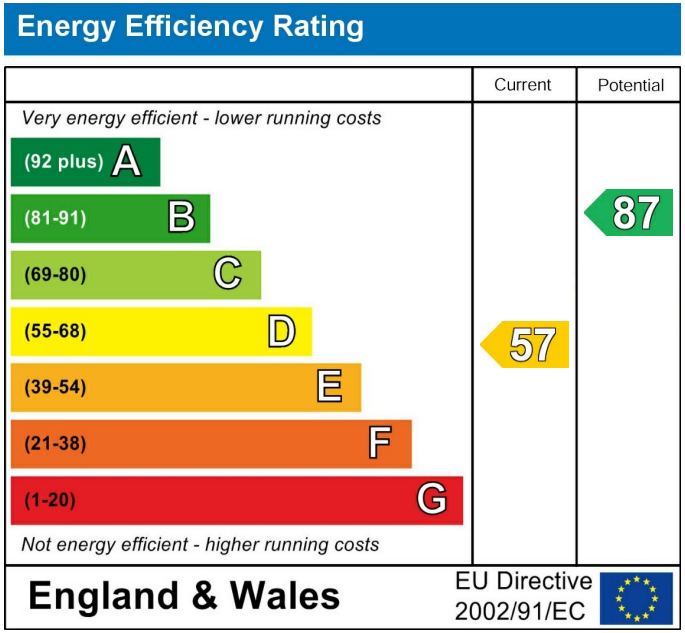
Bathroom
Having a ceiling light point, an extractor fan, a UPVC double-glazed window to the side aspect, a close coupled WC, a pedestal sink, a towel radiator, a panelled bath with overhead mains shower fitment and tiled flooring.

Bedroom Two
Having a ceiling light point, built in storage, x 2 UPVC double-glazed windows to the front aspect, a radiator and carpeted flooring.

Outside
The property is elevated from the road with a lawn, steps leading to the front entrance door and a slabbed pathway leading to a timber pedestrian gate providing access to the rear.

The rear garden offers a pleasant and manageable outdoor space, incorporating a lawn, slabbed pathway leading to the timber pedestrian gate and trees.

AGENTS NOTE
Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee. This charge is non refundable



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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