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7 Garden View, Rugeley, Staffordshire, WS15 2RJ

£170,000

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great for first time buyers is this mid terraced property in an desirable part of Rugeley for access to the town centre, local amenities, transport links and schools. Offered for sale with no chain and further benefitting from gas central heating and UPVC double-glazing. The accommodation briefly comprises; Entrance, Lounge, Kitchen and Conservatory. First Floor Landing, Three Bedrooms and a Family Bathroom. EPC rating C

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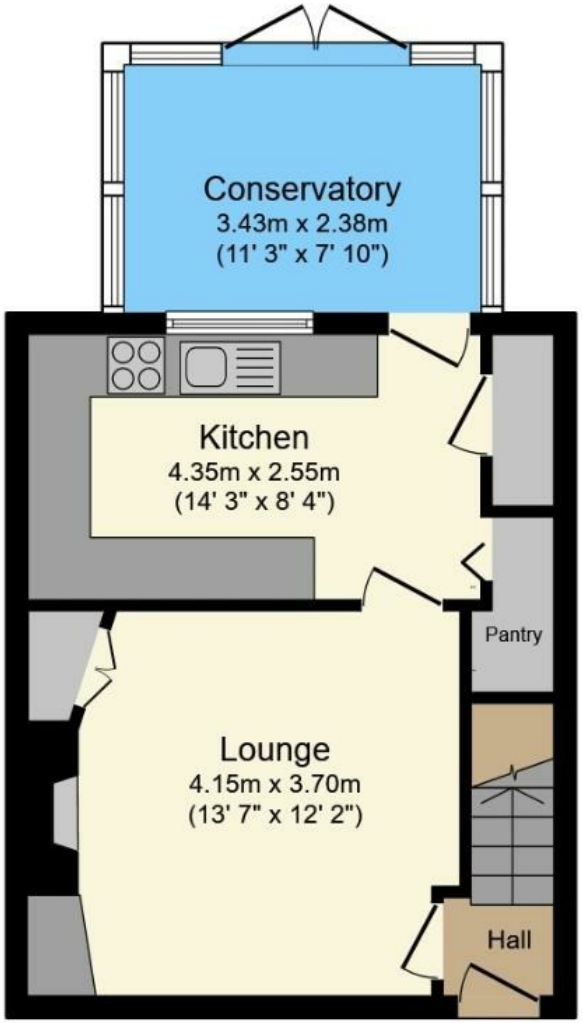
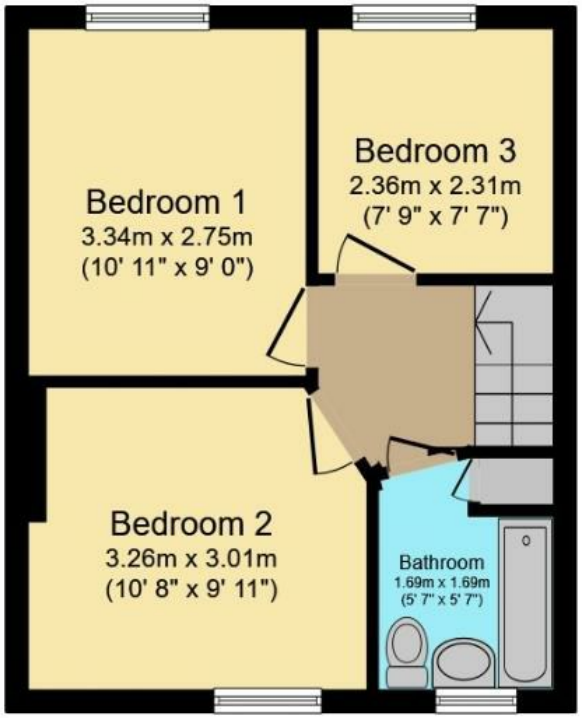


Ground Floor



First Floor

Total floor area 73.0 sq.m. (786 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
accessed via a UPVC double-glazed door and having a ceiling light point, radiator, laminate flooring and stairs to the first floor. Door into the

Lounge
having a feature fireplace with a free standing gas coal effect fire on a tiled hearth. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect. Door into the

Kitchen
fitted with a range of base units, roll top work surfaces and an inset stainless steel sink with drainer. Double electric oven, gas hob and extractor and appliance space for a fridge-freezer. Two ceiling light points, part tiling to walls, useful pantry cupboard, tiled floor, window to the rear aspect and a door into the

Conservatory
being constructed with a brick base and UPVC double-glazed units and having a wall light point, radiator, tiled floor and French doors into the rear garden

First Floor Landing
having a ceiling light point and loft access

Bedroom One
having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Two
having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

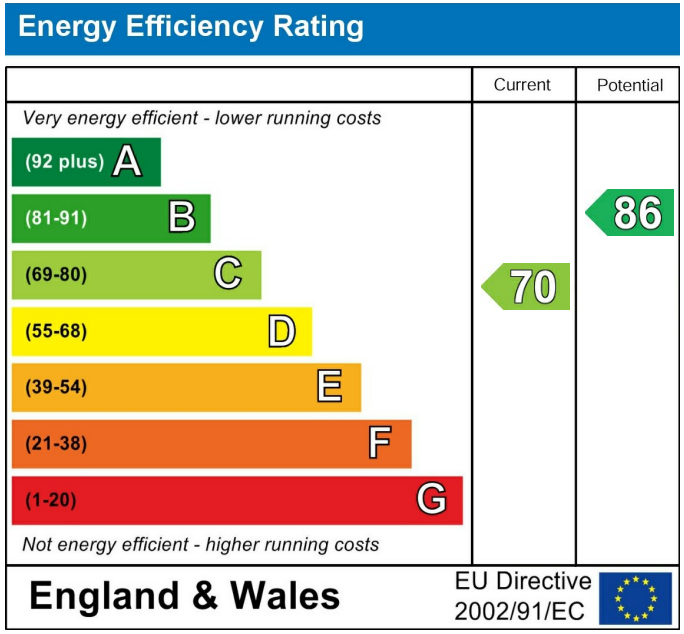
Bedroom Three
having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Family Bathroom
having a panelled bath, pedestal hand wash basin and a close-coupled WC. Ceiling light point, bulk head storage cupboard, tiling to walls, radiator and a UPVC double-glazed window to the front aspect

Outside
the front of the property is set back from the road, with steps down to the front door and a lawn

the rear garden has a lawn and a decked seating area. There is also a timber pedestrian gate giving access to the rear

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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