

Your local property experts



6 Cambrian Lane, Rugeley, WS15 2XH

Guide Price £189,950



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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

**** NO UPWARD CHAIN ** OFFERS CONSIDERED **** JR Properties are pleased to offer For Sale this deceptively spacious three-bedroom semi-detached home, perfect for first-time buyers seeking a property with exceptional long-term potential. Offering well-proportioned accommodation throughout, this property provides a solid foundation for a first time family home with plenty of scope to customize and add value over time.

The accommodation offers, a welcoming entrance hall, spacious lounge, dining room & kitchen. There are three generous sized bedrooms and a family bathroom. Externally there is a front garden laid to lawn with path to entrance and side access to rear. The rear is low maintenance laid to patio with access to the garage and rear parking.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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