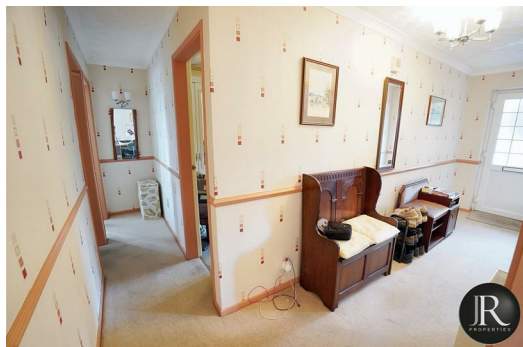


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Hencote Egg Lane, Hixon, ST18 0PR  
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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ  
VAT No: 167 4441 94 Company Reg: 7673595

**\*\*VIRTUAL TOUR AVAILABLE\*\*** JR Properties are pleased to offer for sale this charming detached bungalow on a lovely garden plot close to Hixon's local amenities. Positioned on a private drive with plentiful off road parking the property must be viewed to appreciate.

Internally a spacious L-shaped hallway leads to a front facing sitting room, two double bedrooms and two bathrooms can also be found off the hallway. To the rear of the property there is a large open plan kitchen/diner with conservatory off and a useful utility room with side door. The rear of the property has a large garden with side access and a single garage with electric door also features.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
Not energy efficient - higher running costs	(1-20)	<b>G</b>	
		67	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20)	<b>G</b>	

England & Wales EU Directive 2002/91/EC

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