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83 St. Thomas Way, Hawksyard, Rugeley, WS15 1RA

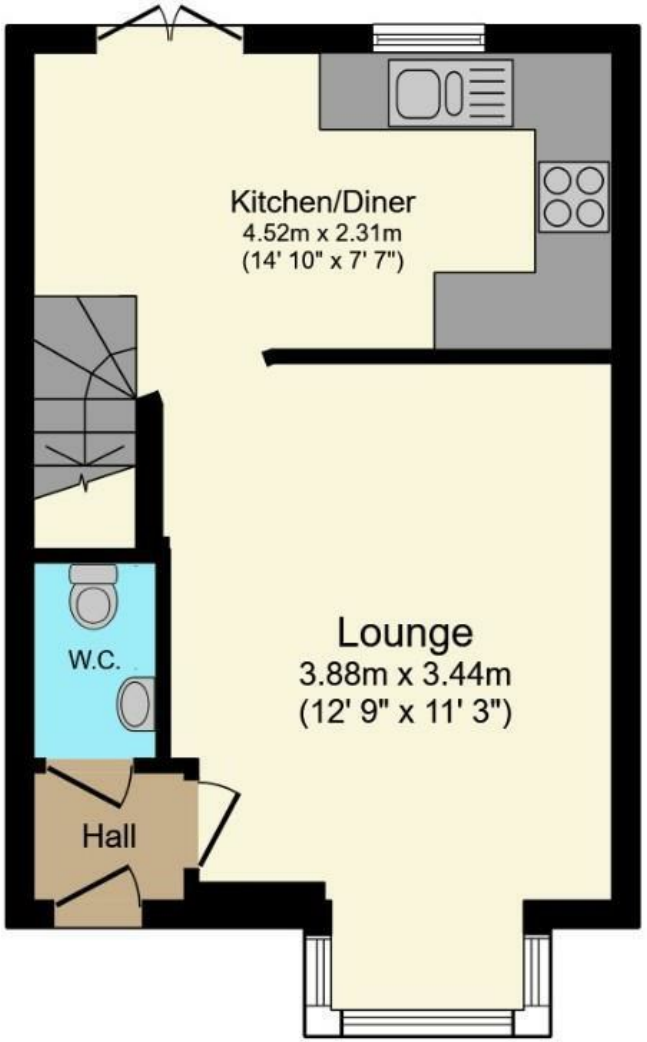
Offers In The Region Of £210,000

# 83 St. Thomas Way, Hawksyard, Rugeley, WS15 1RA

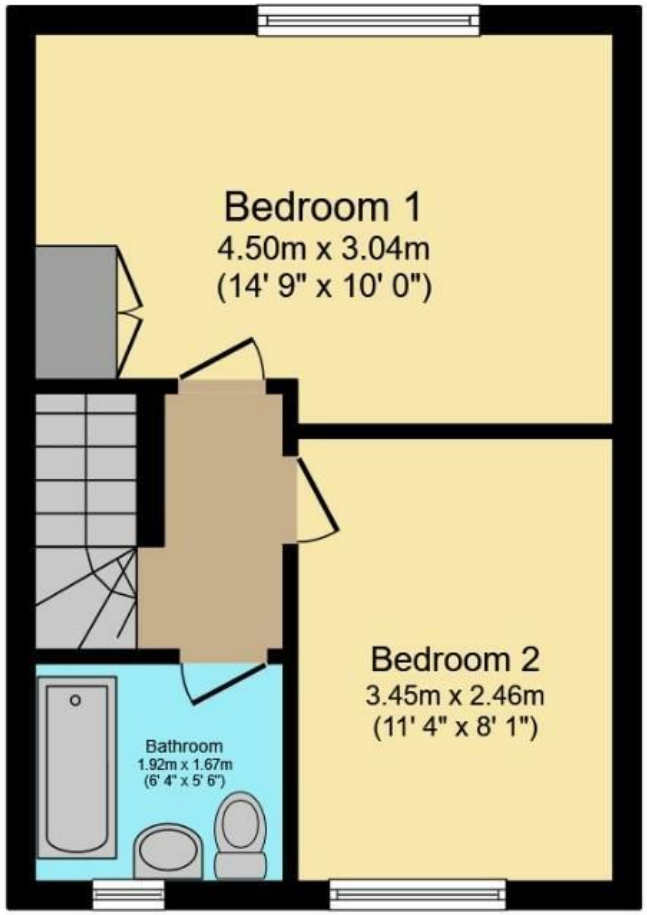
## Offers In The Region Of £210,000

Situated in the popular Hawksyard area of Rugeley, this attractive two-bedroom terraced property offers an excellent opportunity for first-time buyers and investors alike. The property features a welcoming entrance with a bright and appealing exterior, and the added benefit of a private driveway providing off-road parking to the rear. Internally, the accommodation offers two double bedrooms, ideally suited to those looking to take their first step onto the property ladder or investors seeking to add to their portfolio, this property offers fantastic potential in a convenient residential location. Benefitting form Gas central heating and UPVC double-glazing. The accommodation briefly comprises; Hallway, WC, Living Room, Dining Kitchen, First floor landing, Two Bedrooms and a Family Bathroom. Garden and parking to the rear. EPC RATING - C

Hunters Lichfield 7 Bore Street, Lichfield, WS13 6LJ | 01543 419000
lichfield@hunters.com | www.hunters.com




## Ground Floor




## First Floor

Total floor area 60.6 sq.m. (652 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 composite front door, having a ceiling light point, a radiator and laminate flooring.

**WC**
Having a ceiling light point, an extractor fan, a radiator, a pedestal sink with tiled splashback, a close coupled WC and vinyl flooring.

**Living Room**
Having a ceiling light point, a UPVC double-glazed bay window to the front aspect, a radiator, useful under stairs storage cupboard and laminate flooring.

**Dining Kitchen**
having a range of wall and base units with roll top work surfaces, a UPVC double-glazed window to the rear aspect, an inset stainless steel sink and a half with drainer, electric oven, gas hob and extractor hood. Cupboard housing the central heating boiler, appliance spaces for a fridge-freezer, dishwasher and washing machine, French doors to the rear garden and vinyl flooring.

**First Flooring Landing**
Having a ceiling light point, loft access, a radiator and carpeted flooring.

**Bedroom One**
Having a ceiling light point, a UPVC double-glazed window to the rear aspect, a radiator and carpeted flooring.

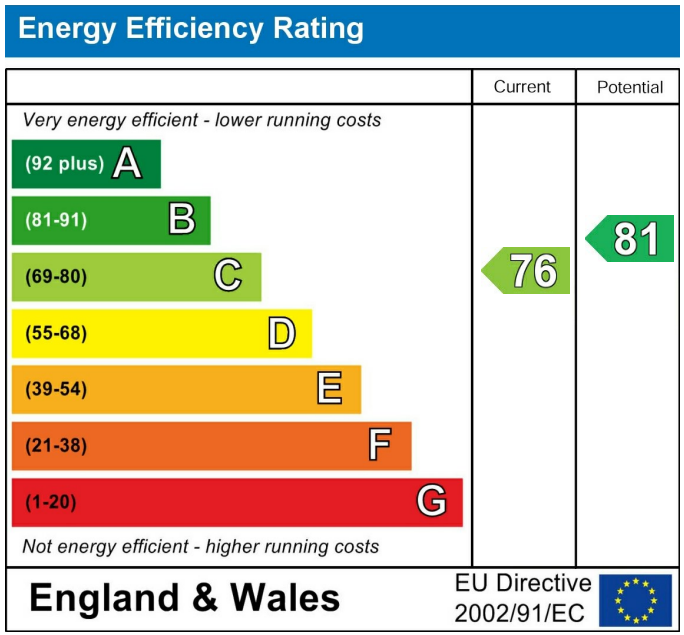
**Bedroom Two**
Having a ceiling light point, a UPVC double-glazed window to the front aspect, a radiator and carpeted flooring.

**Family Bathroom**
Having a ceiling light point, an extractor fan, a UPVC double-glazed window to the front aspect, a radiator, a close couple WC, part tiled walls, a pedestal sink, a panelled bath with an overhead mains shower fitment and vinyl flooring

**Outside**
The front of the property sits back from the road with a paved pathway to the canopied front entrance door.

The low maintenance rear garden has an artificial lawn, a raised decking seating area, a useful timber storage shed, an outside water tap and a slabbed pathway leading to the pedestrian gate providing access to the driveway.

**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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