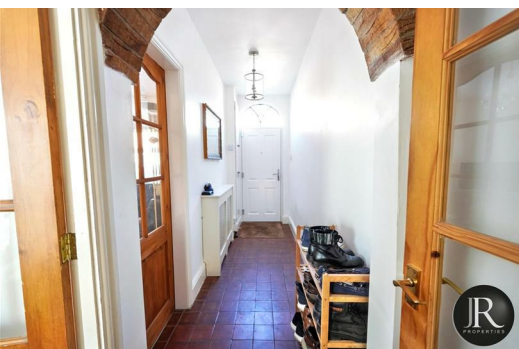


# Your local property experts



47 Talbot Street, Rugeley, WS15 2EG

Guide Price £320,000



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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 beautifully presented period terraced home, conveniently situated within walking distance to the town centre and its amenities. Further benefiting from a detached double garage with parking located at the rear.

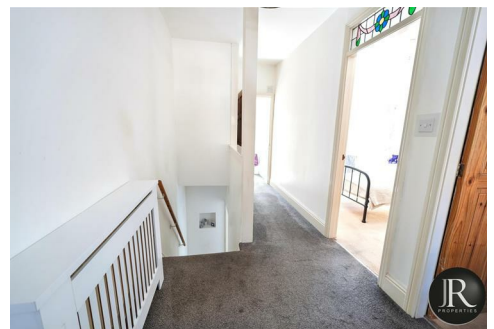
The accommodation briefly offers, a welcoming through reception hallway, cellar which could be used as a home office or gym, two large reception rooms, re-fitted kitchen, feature conservatory, three bedrooms and a modern family bathroom.

There is a large private garden with various patio areas and pathways, outhouse with WC, maintained lawns, well stocked display borders and path leading to the garage, rear access & parking.



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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>		
England & Wales		EU Directive 2002/91/EC	

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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