

# Your local property experts



25 Eaton Drive, Rugeley, WS15 2FR  
Offers In The Region Of £189,950



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Sales : 01889 577 731  
e : [enquiries@jrpropertiesstaffs.com](mailto:enquiries@jrpropertiesstaffs.com)  
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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ  
VAT No: 167 4441 94 Company Reg: 7673595

**\*\* VIRTUAL TOUR AVAILABLE \*\* INTERNAL VIEWING HIGHLY RECOMMENDED \*\* IDEAL FIRST TIME BUY \*\*** JR Properties are pleased to offer for sale this modern, improved & extremely well presented two bedroom mid terraced house situated in a popular residential location within easy walking distance to the town centre and Trent Valley Train Station ideal for commuters.

The accommodation in brief consists of entrance into open plan refitted breakfast kitchen benefitting from integrated fridge, freezer, and dishwasher, lounge diner with patio door leading on to rear garden, two bedrooms & bathroom.

Externally; the front offers a drive and lawn, there is also additional allocated parking in a separate area to the side of the property altogether offering parking for at least three vehicles. There is an attractive low maintenance rear garden and a garden room with power & lighting offering the perfect space for a home office if required.




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	73	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	