



Chichester Close
Rugeley

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom property situated on a modern sought after residential area of Rugeley.

The property offer two car parking spaces directly to the front of the property as well as a landscaped private rear garden with lawn, shed and gated rear access.

Internally the property has been finished to a good standard throughout with modern fitted kitchen, updated bathroom suite, spacious lounge and two double bedrooms.

HALLWAY: approached via UPVC double glazed front Entrance door, having a useful storage cupboard, ceiling light point, radiator and laminate flooring. Stairs to first floor accommodation.

KITCHEN: 9' 11" x 6' 0" (3.02m x 1.83m) fitted with a range of wall and floor base units with work surfaces over. Inset stainless steel sink with drainer and mixer taps over. Integrated electric oven with gas hob over and extractor hood. Space and plumbing for a washing machined and two additional appliance spaces. Having a ceiling light point, part tiling to walls and tiled flooring. UPVC double glazed window to front.

GUEST W.C: comprising of a close coupled W.C. and pedestal hand wash basin. Having a ceiling light point, extractor fan and laminate flooring.

LOUNGE: 12' 8" x 11' 3" (3.86m x 3.43m) having two ceiling light points, two radiators and UPVC double glazed French doors with matching windows to rear garden.

FIRST FLOOR LANDING: approached via stairs from the Hallway having a ceiling light point, access to loft and doors to all first floor accommodation.

BEDROOM ONE: 12' 7" x 9' 11" (3.84m x 3.02m) fitted with a range of wardrobes offering hanging and storage space and a useful storage cupboard. Having a ceiling light point, radiator and two UPVC double glazed windows to front.

BEDROOM TWO: 12' 0" x 6' 9" (3.66m x 2.06m) having a ceiling light point, radiator and UPVC double glazed window to rear.

BATHROOM: comprising of a panelled bath with electric shower over and complimentary shower screen, close coupled W.C. and pedestal hand wash basin. Having a ceiling light point, extractor fan, radiator, part tiling to walls and vinyl flooring. UPVC double glazed window to rear.

VIEWING:
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.





