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32 Eaton Drive, Rugeley, Staffordshire, WS15 2FS
£190,000

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this well presented, two bedroomed property is perfect for first time buyers or investors, is offered for sale with no upward chain and further benefits from two allocated parking spaces. Conveniently located for Rugeley town centre, local schools and transport links this property sits in a popular residential development. The accommodation comprises of; Entrance Hallway, Guest WC, Living/Dining Room and a Kitchen. First Floor Landing, Two Bedrooms and a Bathroom. Gardens to front and rear and allocated parking. EPC rating - B

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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).
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Entrance Hallway

accessed via the front entrance door and having a ceiling light point, radiator, laminate wood-effect flooring and stairs leading to the first floor

Guest WC

fitted with a pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, radiator, laminate wood-effect flooring and a UPVC double-glazed window to the front aspect

Kitchen

fitted with a range of wall and base units, roll top work surfaces with tiled splash backs and an inset stainless steel sink with drainer. Electric oven, gas hob with extractor hood and appliance spaces for a fridge-freezer and a washing machine. Ceiling light point, laminate wood-effect flooring and a UPVC double-glazed window to the front aspect

Living Room

having a useful, spacious under stairs storage cupboard. Ceiling light point, radiator, UPVC double-glazed window and patio doors into the rear garden

First Floor Landing

having an airing cupboard housing the central heating boiler. Ceiling light point and access into the loft

Bedroom One

having fitted wardrobes providing ample hanging and storage space. Ceiling light point, radiator and two UPVC double-glazed windows to the front aspect

Bedroom Two

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Bathroom

having a panelled bath with an overhead mains powered shower fitment, pedestal hand wash basin and a

close-coupled WC. Ceiling light point, extractor fan, part tiling to walls, radiator, laminate wood-effect flooring and a UPVC double-glazed window to the rear aspect

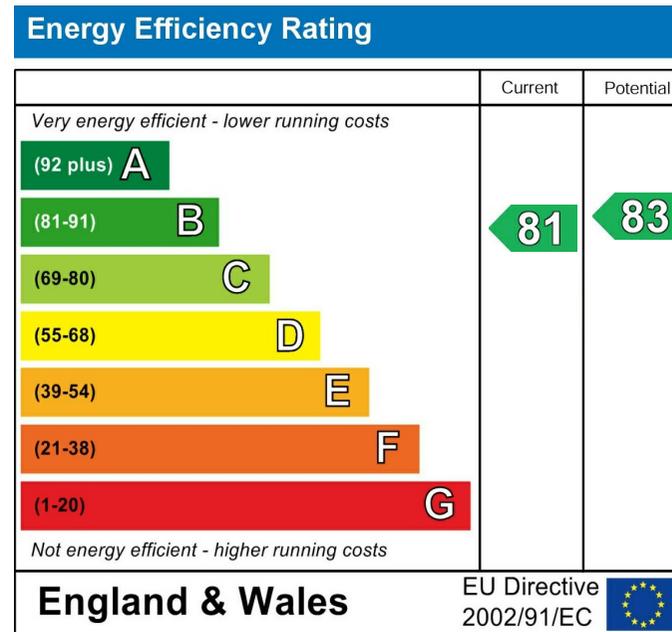
Outside

the front of the property is set back from the road with a lawn and paved pathway leading to the front entrance door.

the rear garden has a paved patio seating area and lawn with a timber pedestrian gate which gives access to the side of the property and the communal parking where the property benefits from two allocated spaces

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.



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.

