



£200,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **TBC**

🏠 COUNCIL TAX BAND: **B**

Hawksyard Rugeley

Booth Hurst Road Hawksyard
Rugeley Staffordshire



You're going to have to act as fast as a hawk to secure this property! This two-bedroom semi-detached property is ideal for first time buyers or anyone looking to add to their property portfolio. Beautifully presented throughout this property is ready to drop off your bags and move straight into!

Internally comprising of an entrance hall, kitchen, Guest Ensuite, Living room & Conservatory. To the first floor there is two bedrooms and a bathroom. Externally there is a driveway providing off road parking and a private low maintenance rear garden. This property won't be around long, so pick give us a call to arrange your viewing today.

- Two Bedroom Semi-Detached Property
- Ideal For First Time Buyers
- Kitchen & Good Sized Living Room
- Guest WC & Family Bathroom
- Off-Road Parking & Private Rear Garden
- Close To Rugeley Town Centre

You can reach us **9am to 9pm**, 7 days a week

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01785 223344

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Entrance Hallway

Being accessed through a composite door and having a useful storage cupboard.

Guest WC 5' 6" x 2' 9" (1.67m x 0.83m)

Having a suite comprising of a wash hand basin with chrome mixer tap and splashback tiling, close coupled WC, radiator and wood effect laminate floor.

Living Room 15' 9" x 13' 1" (4.80m x 3.99m)

A spacious living room with open plan stairs leading to the first floor accommodation with a useful understairs storage area. Wood effect laminate floor, radiator and double glazed French doors leading to:

Conservatory 9' 9" x 13' 0" (2.96m x 3.95m)

An attractive addition with a radiator, double glazed French doors give views and access to the rear garden with double glazed windows to both sides.

Kitchen 8' 1" x 6' 6" (2.47m x 1.99m)

Having a range of matching units extending to base and eye level with fitted work surfaces having an inset single bowl sink unit with chrome mixer tap. Range of integrated appliances including an oven, four ring gas hob with cooker hood



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over. Further appliance space, wood effect laminate floor and double glazed window to the front elevation.

First Floor Landing

With access to loft space.

Bedroom One 9' 8" x 12' 11" (2.94m x 3.94m)

A double bedroom having a radiator and two double glazed windows to the front elevation.

Bedroom Two 8' 2" x 13' 3" (2.48m x 4.05m)

A further double bedroom with a useful storage cupboard, wood effect laminate floor, radiator and double glazed window to the rear elevation.

Bathroom 6' 5" x 6' 4" (1.96m x 1.93m)

Having a white suite comprising of a panelled bath with an electric shower over and glazed screen, pedestal wash basin with chrome mixer tap and close coupled WC. Part tiled walls, wood effect laminate floor, radiator and double glazed window to the side elevation.

Outside - Front

The property is approached over a tarmac driveway which provides off-road parking and gives access to the entrance door.

Outside - Rear

Gated side access leads to the rear garden which has been designed with low maintenance in mind having a lawned garden with a paved pathway which leads to the bottom of the garden with a paved seating area. The garden shed is included in the sale and the garden is enclosed by panel fencing.



Floor Plan Awaited

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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