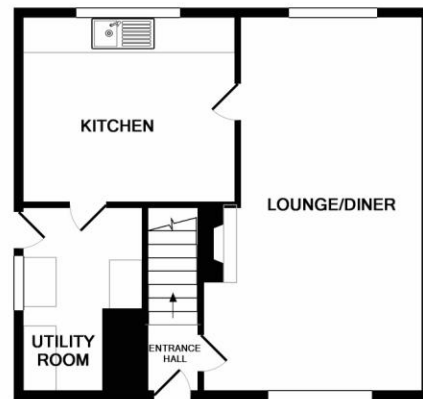


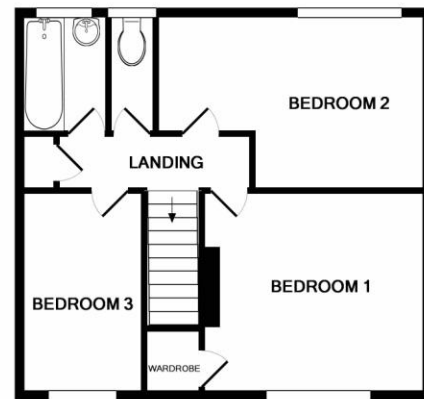


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any

IMPORTANT - PLEASE READ: C residential for themselves and for the vendors or lessors of this property whose agent they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of C residential has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. If something is of particular importance to you that would ultimately affect your decision to view the property - please contact our offices and we can clarify any points before a viewing appointment is made.

Globe House, Upper Brook Street, Rugeley, Staffordshire. WS15 2DN
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 VAT No: 794 8967 40 Co Reg No: 4451994



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8 HARDIE AVENUE, RUGELEY, STAFFORDSHIRE, WS15 1NU

£114,995



WALKING DISTANCE TO LOCAL AMENITIES

A three bedroomed semi-detached property in a popular location. UPVC double-glazed and Gas centrally heated. Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room. First Floor Landing, Three Bedrooms and Shower Room. Gardens to front and rear. On-road parking. EPC Rating D.

Globe House, Upper Brook Street, Rugeley, Staffordshire, WS15 2DN
 Tel: 01889 583377 Fax: 01889 586633

ENTRANCE HALL approached via a UPVC double-glazed front entrance door. Ceiling light point, radiator and stairs leading to First Floor Landing.



LOUNGE/DINER 19' 8" x 9' 11" (5.99m x 3.02m) having a gas fire with tiled surround and hearth. Two ceiling light points, coving, two radiators and UPVC double-glazed windows to front and rear elevation.



KITCHEN 11' x 9' 7" (3.35m x 2.92m) fitted with a range of matching wall and base units, inset stainless steel sink unit and drainer with mixer tap. Appliance space for cooker and fridge freezer. Ceiling strip light, radiator, part wood panelled walls and UPVC double-glazed window to rear.



UTILITY ROOM 9' 7" x 6' 3" (2.92m x 1.91m) fitted with a range of matching wall and base units with a wall cupboard housing meter and an under stairs storage cupboard. Part tiled wall and part wood panelled walls, further appliance space and plumbing for washing machine and tumble dryer. UPVC double-glazed window and door leading to side of property and leading to rear garden.



FIRST FLOOR LANDING having ceiling light point, loft access and storage cupboard housing Worcester Bosch Combi Boiler.

BEDROOM ONE 11' 7" x 10' 5" (3.53m x 3.18m) having ceiling light point, radiator, storage cupboard and UPVC double-glazed window to front elevation.

BEDROOM TWO 13' 8" x 9' (4.17m x 2.74m) having ceiling light point, radiator and UPVC double-glazed window to rear elevation.

BEDROOM THREE 10' 8" x 6' 4" (3.25m x 1.93m) having ceiling light point, radiator and UPVC double-glazed window to front elevation.

BATHROOM having a pedestal hand wash basin and panelled bath. Ceiling light point, radiator, fully tiled walls and UPVC double-glazed window to rear elevation.

SEPERATE WC comprising of a close-coupled wc. Ceiling light point, fully tiled walls and UPVC double-glazed window to rear elevation.

OUTSIDE The property is set back from the road with a walled frontage and paved pathway which has steps leading to the front entrance door. A side access leads to a pedestrian gate. The rear enclosed garden is mainly laid to lawn with stocked borders, paved patio area with steps leading to an upper tier which comprises of sheds and an outbuilding.

COUNCIL TAX

We understand the council tax to be band A

TENURE

We are advised by the Vendor that the property is FREEHOLD. References to the Tenure of a property are based on information supplied by the Seller. We have not had sight of the Title documents. A Buyer is advised to obtain verification from their Solicitors. You can also log on to www.landregisteronline.gov.uk

DIRECTIONAL NOTE

From our offices proceed over the Globe Island along Sandy Lane. Follow the road up the hill and take the turning on the left-hand side into Queensway. Take the first turning on the left into Hardie Avenue.

