



Arch Street | Rugeley | WS15 1DL

£130,000

 **Webbs**  
estate agents

## Summary

\*\* NO CHAIN \*\* IN NEED OF MODERNISATION \*\* TWO RECEPTION ROOMS \*\* KITCHEN \*\* TWO BEDROOMS \*\* BATHROOM \*\* LOFT SPACE \*\* REAR GARDEN \*\* PLEASE CALL 01889 583377 TO ARRANGE A VIEWING \*\*

Webbs Estate Agents have the pleasure of offering this 2 bedroom terraced property ideally situated within the town centre of Rugeley. Perfectly located for useful transport links, shops, local amenities and schools. The internal accommodation briefly comprises: living Room, dining Room, kitchen, stairs to first floor where you will find two good sized bedrooms and a family bathroom. From the first floor landing you will also find stairs to the loft space. To rear of the property is an enclosed, shared rear garden. The property is ideal for first time buyers looking to get on the property ladder or investors. Please call us to arrange a viewing on 01889 583377

## Key Features

- IN NEED OF MODERNISATION
- KITCHEN
- BATHROOM
- LOFT SPACE
- TOWN CENTRE LOCATION
- TWO RECEPTION ROOMS
- TWO BEDROOMS
- NO CHAIN
- ENCLOSED SHARED REAR GARDEN

## Rooms and Dimensions

### Living Room

12'7" x 11'2" (3.84 x 3.41)

### Dining Room

12'7" x 14'8" (3.85 x 4.49)

### Kitchen

5'11" x 12'8" (1.81 x 3.88)

### Bedroom One

12'7" x 11'4" (3.86 x 3.46)

### Bedroom Two

7'0" x 11'4" (2.15 x 3.47)

### Bathroom

5'5" x 6'1" (1.66 x 1.86)

### Loft Space

### DRAFT DETAILS







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Score	Band	Score	Band
85	A	59	B
80-84	B	50-58	C
75-79	C	45-49	D
70-74	D	40-44	E
65-69	E	35-39	F
60-64	F	30-34	G
55-59	G	25-29	Not Rated

England & Wales EU Directive 2002/91/EC