

Your local property experts



Hencote Egg Lane, Hixon, ST18 0PR

Guide Price £425,000



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Sales : 01889 577 731
e : enquiries@jrpropertiesstaffs.com
w : www.jrpropertiesstaffs.com

JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

****VIRTUAL TOUR AVAILABLE**** JR Properties are pleased to offer for sale this charming detached bungalow on a lovely garden plot close to Hixon's local amenities. Positioned on a private drive with plentiful off road parking the property must be viewed to appreciate.

Internally a spacious L-shaped hallway leads to a front facing sitting room, two double bedrooms and two bathrooms can also be found off the hallway. To the rear of the property there is a large open plan kitchen/diner with conservatory off and a useful utility room with side door. The rear of the property has a large garden with side access and a single garage with electric door also features.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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