

# Your local property experts



26 St. Thomas Way, Rugeley, WS15 1GZ  
Offers In The Region Of £235,000



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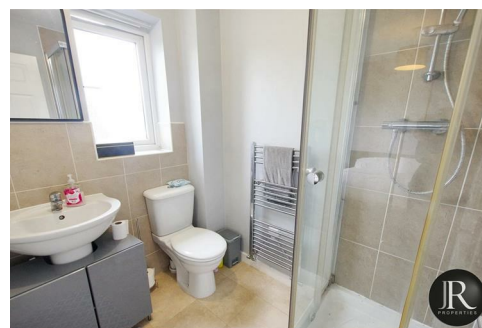
JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ  
VAT No: 167 4441 94 Company Reg: 7673595



**\*\* VIRTUAL TOUR AVAILABLE \*\*** JR Properties are pleased to offer For Sale this well presented and spacious three bedroom semi detached family home located on the popular Hawksyard development with open park aspect to the front.

The accommodation offers entrance hall with stairs to first floor, doors to guest wc and family lounge. The leading to the kitchen/diner and spacious conservatory that leads to the rear garden and has integral access in to the garage which could be converted to enhance the accommodation subject to planning. There are three first floor bedrooms and family bathroom with master offering an en suite shower room.

Externally there is a low maintenance rear garden with decking, artificial lawn and paved patio, there is ample off road with drive to the side which leads to the garage and additional parking at the front of the property.



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>91</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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