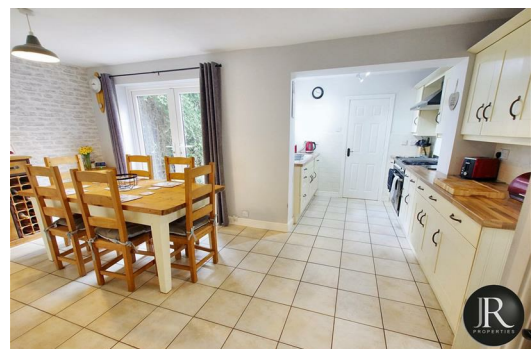


# Your local property experts



2 Lansdowne Way, Rugeley, WS15 2XE

Guide Price £235,000



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



**\*\* VIRTUAL VIEWING TOUR AVAILABLE \*\*** JR Properties are pleased to offer For Sale this well presented and spacious family home situated in a popular residential location, positioned on a corner plot and within walking distance to the popular John Bamford Primary School. We advise viewing to avoid disappointment.

The ground floor accommodation offers; a generous versatile entrance area which leads to the spacious L-shaped kitchen/diner offering lots of storage solutions, family lounge, guest wc, conservatory and utility room. The first floor has three bedrooms, bathroom and separate wc.

Externally; there is a private rear garden and ample off road parking to the front.



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(91-91) <b>A</b>		
(81-91) <b>B</b>			(80-90) <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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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