

# Your local property experts



**26 Riders Way, Rugeley, WS15 2LZ**

**Guide Price £250,000**



**Sales : 01889 577 731**

**e : [enquiries@jrpropertiesstaffs.com](mailto:enquiries@jrpropertiesstaffs.com)**

**w : [www.jrpropertiesstaffs.com](http://www.jrpropertiesstaffs.com)**

**\*\* VIRTUAL TOUR AVAILABLE \*\*** JR Properties are pleased to offer For Sale this extremely well presented link detached bungalow situated in a quiet cul-de-sac in the desirable Etching Hill location. The property is offered with no upward chain.

The accommodation is beautifully presented throughout with entrance hall which is open plan to a modern kitchen and has a door leading through to a spacious lounge/diner. From here there is an inner hall with doors off to two double bedrooms and the re-fitted shower room.

The conservatory is positioned off the master bedroom and gives access to the delightful private rear garden. Additional to the outside there is a good sized driveway, single garage and front garden.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83	89
(91-91)	B		
(89-80)	C		
(55-50)	D		
(59-54)	E		
(21-18)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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