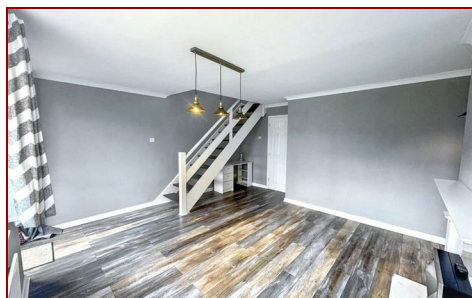
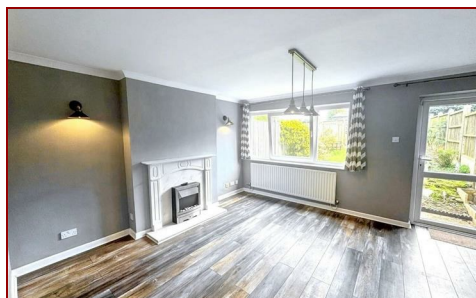


£1,100 PCM

Jayman
www.jayman.co.uk

Lettings & Property Management



Rectory Gardens, Rugeley, Staffordshire WS15 4AL

£1,100 PCM

- Three bedrooms
- Modern living room
- Private rear garden
- EPC C
- Available now!
- Spacious kitchen with breakfast table
- Downstairs WC and main bathroom
- Garage
- Council Tax Band B



Porch 5'4" x 6'3"

From the front door you walk into the porch which also doubles as a utility area with gas boiler and space for a washing machine and dryer.

Entrance Hallway

The entrance hallway leads to the kitchen, storage cupboard, downstairs WC and living room.

Kitchen 7'10" x 9'6"

Spacious kitchen with an electric oven and hob, extractor fan, space for a fridge freezer (the ones in the property can be left for the buyer). There is an ample range of cupboard units and in the centre of the kitchen is a breakfast table. Window to the front of the property.

Downstairs WC 2'3" x 5'1"

With WC and a hand basin.

Living room 12'5" x 14'4"

Spacious, modern living room with an electric fireplace and a door leading out to the rear garden and open tread stairs leading to the first floor.

First floor

Leading into the three bedrooms and bathroom.

Bedroom One 7'10" x 12'7"

Double bedroom with window facing the rear of the property.

Bedroom Two 7'10" x 9'6"

Double bedroom with window to the front of the property.

Bedroom Three 7'10" x 5'10"

Single bedroom with window to the rear of the property.

Bathroom 5'1" x 5'8"

With bath and shower overhead, WC and hand basin and window to the front of the property.

Garage

Single garage.

Outside

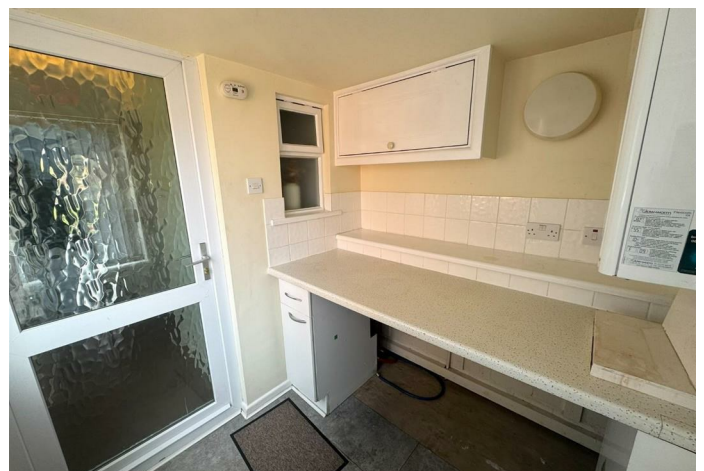
The property benefits from a private rear garden with lawn, patio and a shed at the back. From the back of the garden there is a gate which leads round to the garage. There is on-road parking.

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Let us take the hassle out of finding the right tenants.

Our professional lettings service is designed to match your property with top-quality, reliable renters quickly and efficiently. We pride ourselves on delivering outstanding customer service, keeping you

REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 417 559 for a free mortgage quote including some deals only available through our network. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the tenant's opinion may differ. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 417 559 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



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		
		88
	72	

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		