



Austin Close
Atherstone
£175,000

*** IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT ***. Mark Webster estate agents are delighted to be able to offer for sale this well presented three bedroom property briefly comprising: Lounge, kitchen/diner, conservatory, three bedrooms, re-fitted bathroom, two parking spaces and an enclosed rear garden.

RECEPTION HALL

Having an opaque double glazed entrance door, laminated wooden effect flooring, electric storage heater, stairs leading off to the first floor landing and a door to the lounge.

LOUNGE

14' 6" x 11' 0" (4.42m x 3.35m)

Double glazed window to front aspect, laminated wooden effect flooring and a door to the kitchen/diner.

KITCHEN/DINER

14' 2" x 11' 5" maximum (4.32m x 3.48m)

Double glazed window to rear aspect, modern wall mounted electric heater, door to a useful under stairs storage cupboard, range of fitted base and eye level units, roll edge work surfaces, stainless steel 'Hotpoint' electric oven, 'Hotpoint' induction hob with a stainless steel extractor hood above, integrated dishwasher, space for a fridge freezer and double glazed French doors giving access to the conservatory which has space and plumbing for washing machine.

FIRST FLOOR LANDING

Having doors leading off to...

BEDROOM ONE

8' 9" x 11' 3" to the fitted wardrobe (2.67m x 3.43m)

Double glazed window to front aspect, two fitted double wardrobes with lighting, wall mounted electric heater and a door to the airing cupboard.

BEDROOM TWO

9' 5" x 7' 5" (2.87m x 2.26m)

Double glazed window to rear aspect and a modern wall mounted electric heater.



BEDROOM THREE

6' 10" x 6' 5" (2.08m x 1.96m)

Double glazed window to rear aspect, access to the roof storage space and a wall mounted electric heater.

REFITTED BATHROOM

7' 4" x 5' 6" (2.24m x 1.68m)

Opaque double glazed window to side aspect, tiled floor with under floor heating, low level WC, wash basin with vanity storage beneath, p-shaped bath with an electric shower over, shower screen and tiled walls.

TO THE EXTERIOR

To the front of the property there are two allocated parking spaces and side gated access to the rear garden. The rear garden is paved for low maintenance with a good sized rear decked patio area.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected with the exception of mains gas.

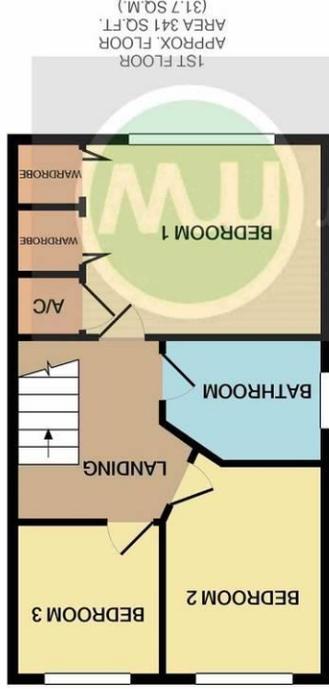
TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.



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Mon – Fri: 9:00am – 5:30pm
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