



Croft Road
Atherstone

Offers Over **£205,000**

*** WHAT A GREAT SPOT THIS PROPERTY HAS - DESIRABLE ROAD - NO UPWARD CHAIN ***. For sale with MARK WEBSTER estate agents is this spacious semi detached home briefly comprising: Good sized reception porch with guest WC, kitchen/diner, rear lounge, three bedrooms, bathroom, garage, driveway and a good sized rear garden.

GOOD SIZED RECEPTION PORCH

7' 7" x 8' 4" (2.31m x 2.54m)

Having an opaque double glazed entrance door, double glazed window to front aspect, tiled floor, internal double glazed door to the entrance hall and a further door to the guest WC.

GUEST WC

7' 5" x 2' 10" (2.26m x 0.86m)

Opaque double glazed window to front aspect, tiled floor, low level WC and a pedestal wash hand basin.

KITCHEN

13' 9" x 8' 1" (4.19m x 2.46m)

Window to front aspect, wall mounted central heating boiler, range of fitted base and eye level units, roll edge work surfaces, stainless steel sink, space and point for an electric cooker, plumbing for a washing machine, under stairs recess having an appliance space.

LOUNGE/DINER

19' 0" x 12' 0" (5.79m x 3.66m)

Double glazed French doors leading out to the rear garden, double glazed window to rear aspect, double panelled radiator and a feature fireplace.

FIRST FLOOR LANDING

Access to the roof storage space, door to the airing cupboard, useful storage cupboard and doors leading off to...

BEDROOM ONE

12' 0" x 9' 10" (3.66m x 3m)

Double glazed window to rear aspect, single panelled radiator and useful storage cupboard/wardrobe.

BEDROOM TWO

12' 0" x 8' 9" (3.66m x 2.67m)

Double glazed window to rear aspect and a single panelled radiator.



BEDROOM THREE

11' 9" x 8' 4" (3.58m x 2.54m)

Double glazed window to front aspect, single panelled radiator and a useful storage cupboard/wardrobe.

BATHROOM

8' 4" x 7' 0" (2.54m x 2.13m)

Opaque double glazed window to front aspect, single panelled radiator, low level WC, pedestal wash hand basin and a panelled bath.

TO THE EXTERIOR

To the front of the property there is a small lawn with a driveway providing off road parking with access to the garage. The rear garden is an excellent size having a patio area, well cared for lawn with established borders.

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

SERVICES: We understand that all mains services are connected.

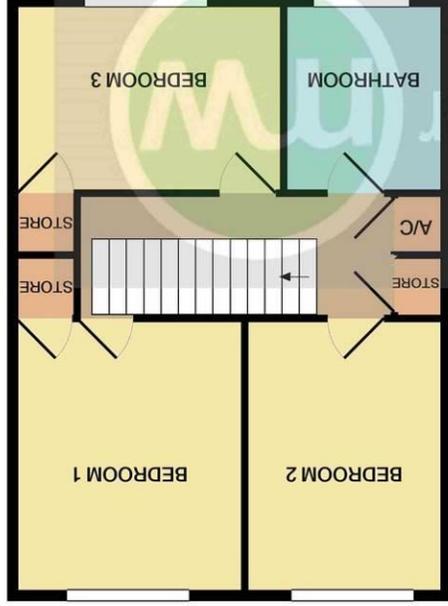
TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.





1ST FLOOR
APPROX. FLOOR AREA 490 SQ.FT. (45.6 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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TOTAL APPROX. FLOOR AREA 1121 SQ.FT. (104.1 SQ.M.)

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Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm

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