



Denham Court  
Atherstone  
£189,950

\*\*\* REFITTED MODERN END TERRACE - EDGE OF TOWN LOCATION - ALLOCATED PARKING \*\*\*. For sale with MARK WEBSTER estate agents is this very well situated property briefly comprising: Reception hall, lounge, re-fitted kitchen/diner, three bedrooms, re-fitted bathroom, enclosed rear garden and allocated parking.

## ENTRANCE HALL

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

## LOUNGE

**15' 5" x 11' 4" (4.7m x 3.45m)**

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

## REFITTED KITCHEN/DINER

**14' 5" x 10' 7" (4.39m x 3.23m)**

Double glazed French doors leading out to the rear garden, single panelled radiator, tiled floor, door to an under stairs storage cupboard, double glazed window to rear aspect, wide range of re-fitted 'Shaker' style base and eye level units, tall unit housing the stainless steel electric oven and microwave, marble effect square edge work surfaces, integrated slim line dishwasher, stainless steel gas hob with a stainless steel extractor hood above, space for a fridge freezer, attractive tiling to splash back areas.



## FIRST FLOOR LANDING

Access to the roof storage space and doors leading off to...



## BEDROOM ONE

**9' 5" x 12' 5" to the fitted wardrobes (2.87m x 3.78m)**

Double glazed window to front aspect and fitted wardrobes with folding mirrored doors.

## BEDROOM TWO

**10' 9" x 7' 2" (3.28m x 2.18m)**

Double glazed window to rear aspect, single panelled radiator and laminated wooden effect flooring.



## BEDROOM THREE

7' 8" x 7' 0" (2.34m x 2.13m)

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

## REFITTED BATHROOM

7' 7" x 5' 6" (2.31m x 1.68m)

Recessed LED ceiling down lights, column style radiator with a chrome towel rail, low level WC, wash basin with useful storage beneath, traditional style bath with a chrome mixer shower over having a rainfall style shower head, attractive tiled floor and splash back areas.



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

**SERVICES:** We understand that all mains services are connected.

**COUNCIL TAX BAND:** B.

**ANNUAL CHARGE:** £95.00 payable to Denham Court Limited Service Charges.

**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.

THE COMPANY DISCLIMER - All fixtures, fittings, appliances and services have been tested and where necessary guarantee can be given that they are in working order. While our endeavours to make our sales particulars reliable and accurate, measurements quoted are approximate and may differ from illustration only and may not include all the property.

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### Energy Performance Rating:

THIS IS THE TOTAL FLOOR AREA OF THE BUILDING. THE FLOOR AREA IS MEASURED IN SQ. FT. (76.5 SQ. M.) APPROX.

151 FLOOR 5 sq.ft. (34.8 sq.m.) approx.

385 sq.ft. (35.8 sq.m.) approx.

## Floorplan