



Lister Road
Atherstone
£175,000

*** IDEAL FIRST TIME BUY - COSMETIC IMPROVEMENT REQUIRED - OFF ROAD PARKING ***. For sale with MARK WEBSTER estate agents is this spacious family home briefly comprising: Reception hall, study/bedroom 4, lounge, dining room, kitchen, three bedrooms, bathroom, full width driveway and enclosed rear garden. Early viewing is recommended.

RECEPTION HALL

Having an opaque double glazed entrance door, stairs leading off to the first floor landing, doors to...

STUDY/BEDROOM FOUR

8' 6" x 9' 5" maximum (2.59m x 2.87m)

(L-Shaped) Double glazed window to front aspect and a double panelled radiator.

LOUNGE

11' 1" x 10' 3" (3.38m x 3.12m)

Double glazed windows to front aspect, double panelled radiator and access to the dining room.

DINING ROOM

14' 4" x 7' 3" (4.37m x 2.21m)

Double glazed windows to rear aspect, double panelled radiator and access to the kitchen.

KITCHEN

8' 6" x 9' 4" (2.59m x 2.84m)

Double glazed window to rear aspect, single panelled radiator, opaque double glazed door leading out to the rear garden, range of fitted base and eye level units, roll edge work surfaces, plumbing for a washing machine, space for an electric cooker, further appliance space, stainless steel sink and tiled splash back areas.

FIRST FLOOR LANDING

Access to the roof storage space, door to a good sized storage cupboard that also houses the central heating boiler and further doors leading off to...

BEDROOM ONE

11' 5" x 10' 8" (3.48m x 3.25m)

Double glazed windows to front aspect, double panelled radiator and a useful over stairs storage cupboard.

BEDROOM TWO

11' 2" x 11' 3" (3.4m x 3.43m)

Double glazed windows to front aspect, double panelled radiator and an over stairs storage area.



BEDROOM THREE

11' 2" x 7' 9" maximum (3.4m x 2.36m)

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

BATHROOM

7' 9" x 5' 6" (2.36m x 1.68m)

Opaque double glazed windows to rear aspect, door to a useful storage cupboard, double panelled radiator, low level WC, pedestal wash hand basin, panelled bath with an electric shower over, tiled splash back areas.

TO THE EXTERIOR

To the front of the property there is a full width driveway providing off road parking with access to the rear garden. The rear garden is fully enclosed being mainly laid to lawn with a patio area and a useful brick built out building.

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

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

SERVICES: We understand that all mains services are connected.

COUNCIL TAX: We understand this property has been placed in Council Tax Band B. (This information is provided from the Council Tax Valuation List Website)

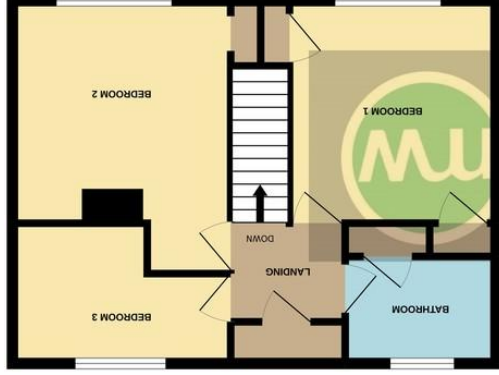
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Mon - Fri: 9:00am - 5:30pm
Sat: 9:00am - 4:00pm



TOTAL FLOOR AREA : 855 sq.ft. (82.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error 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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Mark
Webster
ESTABLISHED AGENTS

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