



Barnsley Close  
Atherstone  
£189,995

\*\*\* GAS CENTRAL HEATING - GARAGE - NO UPWARD CHAIN \*\*\*. For sale with MARK WEBSTER estate agents is this modern two bedroom semi detached property being ideal for the first time buyer or buy to let investor briefly comprising: Reception hall, re-fitted kitchen, rear lounge, two bedrooms, shower room and an enclosed rear garden. Viewing is recommended.



## RECEPTION HALL

Having an opaque double glazed composite style entrance door, porcelain tiled floor, single panelled radiator, stairs leading off to the first floor landing, doors to the kitchen and lounge.

## REFITTED KITCHEN

**9' 9" x 5' 10" (2.97m x 1.78m)**

Double glazed window to front aspect, porcelain tiled floor, range of white high gloss style base and eye level units, inset electric oven and hob with an extractor hood above, quartz work surfaces with matching up stands, recessed stainless steel sink, integrated fridge freezer and washing machine.



## LOUNGE

**15' 7" x 11' 8" (4.75m x 3.56m)**

Double glazed French doors leading out to the rear garden, laminated wooden effect flooring, double panelled radiator and a door to a useful under stairs storage cupboard.



## FIRST FLOOR LANDING

Opaque double glazed window to side aspect, engineered oak flooring and oak doors leading off to...

## BEDROOM ONE

**10' 0" x 9' 10" to the fitted wardrobe (3.05m x 3m)**

Double glazed window to rear aspect, engineered oak flooring, single panelled radiator, full width fitted wardrobes with sliding mirrored doors.



## BEDROOM TWO

**9' 2" x 9' 10" to the fitted wardrobes (2.79m x 3m)**

Double glazed window to front aspect, single panelled radiator, engineered oak flooring, fitted wardrobe with sliding mirrored doors, door to a storage cupboard that also houses the combination central heating boiler.

## SHOWER ROOM

5' 10" x 5' 5" (1.78m x 1.65m)

PVC panelled ceiling with recessed ceiling down lights, low level WC, wash basin with useful vanity storage beneath, walk in style shower cubicle having a chrome mixer shower with rainfall style shower head, tiled effect PVC panelled walls, chrome towel radiator.

## TO THE EXTERIOR

There is a small garden to the front with a pathway to the entrance door, parking and single garage. The rear garden is fully enclosed having a composite decked patio, lawn and fenced boundaries.

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

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

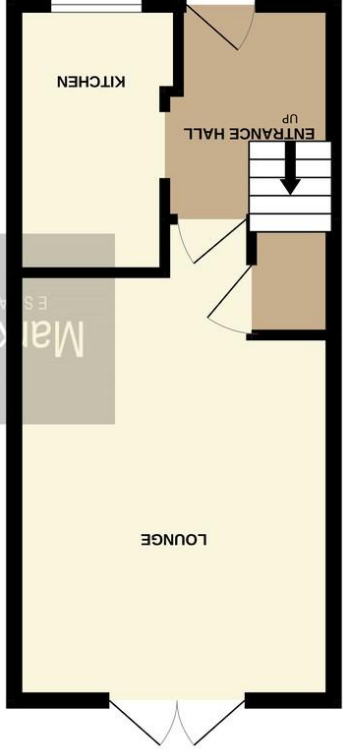
**COUNCIL TAX BAND:** B.

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

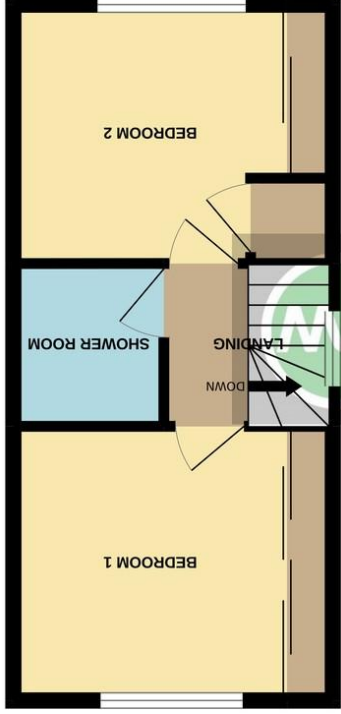
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GROUND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 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 areas 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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