



Radford Close  
Atherstone  
£180,000

\*\*\* IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT - NO UPWARD CHAIN - REDECORATED THROUGHOUT \*\*\*. We are delighted to be able to offer for sale this modern two bedroom terraced home located on this popular development briefly comprising: Reception hall, lounge, kitchen/diner, two bedrooms, bathroom, driveway to the front, additional allocated parking and an enclosed rear garden. Viewing is highly recommended.

Mark Webster estate agents are delighted to be able to bring to the market this very well cared for modern two bedroom terraced property. Internally the property has been re-painted throughout with the benefit of newly fitted carpets to the first floor. Radford Close is located off Repington Avenue, a highly regarded development on the edge of Atherstone.

The accommodation comprises in more detail as follows:

### RECEPTION HALL

Having an opaque double glazed entrance door, single panelled radiator, stairs leading off to the first floor landing and a door to the lounge.

### LOUNGE

**9' 6" x 13' 4" plus bay window (2.9m x 4.06m)**

Double glazed bay window to front aspect, single panelled radiator, door to a useful under stairs storage cupboard, feature fireplace having a coal effect gas fire, door to the kitchen/diner.

### KITCHEN/DINER

**13' 0" x 8' 8" (3.96m x 2.64m)**

Double glazed window to rear aspect, double glazed door leading out to the rear garden, tiled floor, single panelled radiator, range of fitted base and eye level units, space and point for a gas cooker, roll edge work surfaces, stainless steel sink, space and plumbing for a washing machine, further appliance spaces, tiled splash back areas, wall mounted Vaillant central heating boiler.

### FIRST FLOOR LANDING

Door to the airing cupboard and further doors leading off to...

### BEDROOM ONE

**10' 3" x 11' 2" to the fitted storage (3.12m x 3.4m)**

Two double glazed windows to front aspect, single panelled radiator and useful fitted storage.

### BEDROOM TWO

**12' 2" x 6' 5" (3.71m x 1.96m)**

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





## BATHROOM

6' 3" x 6' 1" (1.91m x 1.85m)

Opaque double glazed window to rear aspect, single panelled radiator, tiled floor, low level WC, pedestal wash hand basin, panelled bath with a Triton electric shower over, tiling to full height.

## TO THE EXTERIOR

To the front of the property there is a driveway providing off road parking with the added benefit of an additional allocated space within a communal parking area. The rear garden is mainly paved with two raised planted areas, rear timber storage shed and fenced boundaries.

**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.

**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).

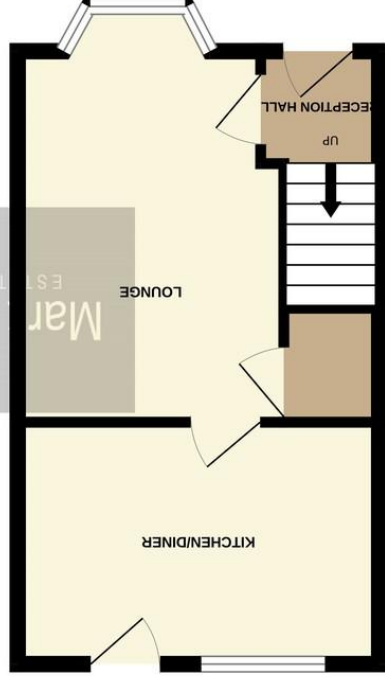
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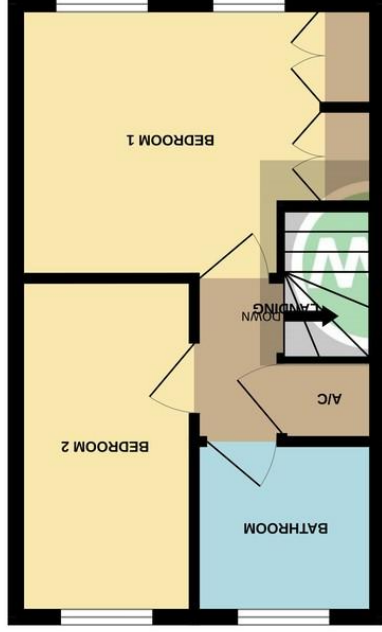
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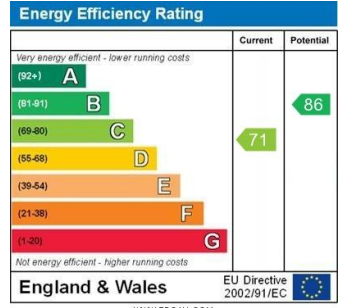


GROUND FLOOR  
294 sq. ft. (27.3 sq.m.) approx.



1ST FLOOR  
287 sq. ft. (26.6 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 of omission or mis-statement. This plan is 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 efficacy can be given.  
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