

Mark
Webster
estate agents



Boot Hill
Grendon
£425,000

*** APPROX 2500 SQ FT - 5 DOUBLE BEDROOMS (COULD BE 6) - VICTORIAN END TERRACED HOME ***. We are delighted to be able to offer for sale this substantial Victorian double fronted property offering a tremendous range of accommodation spread over three floors with parking available to the rear. Viewing Essential.

MARK WEBSTER estate agents are delighted to be able to offer for sale this extremely spacious Victorian property with accommodation spread over three floors having 5 double bedrooms. The property would be perfect for a large family and could potentially provide an annexe area if required to the ground floor. Located on Boot Hill the property is within walking distance to local amenities and has excellent access to the A5 and is within a short drive away from Junction 10 of the M42 motorway. We consider internal viewing to be essential to really appreciate the space this property offers.

RECEPTION HALL

Having an opaque double glazed composite style entrance door, laminated wooden effect flooring, double opening doors to the sitting room and a further door to the lounge.

LOUNGE 11' 9" x 17' 8" maximum into the bay window (3.58m x 5.38m)

Double glazed square bay window to front aspect, laminated wooden effect flooring, double panelled radiator, feature fireplace and a square opening to the dining room.

DINING ROOM 13' 10" x 12' 4" (4.22m x 3.76m)

Double glazed window to rear aspect, laminated wooden effect flooring, double panelled radiator, door to the inner hallway and a further door to the utility room.

UTILITY ROOM 8' 8" x 5' 9" (2.64m x 1.75m)

Opaque double glazed side door leading out to the rear garden, roll edge work surface area, space and plumbing for a washing machine, further appliance space, single panelled radiator and a door to the guest WC.

WC 6' 3" x 2' 9" (1.91m x 0.84m)

Opaque double glazed window to side aspect, single panelled radiator, low level WC and a wash basin.

BREAKFAST KITCHEN 13' 10" x 9' 10" (4.22m x 3m)

Having double glazed windows to rear and side aspects, double panelled radiator, range of fitted base and eye level units, roll edge work surfaces with matching splash backs, tall unit housing the stainless steel double oven, integrated dishwasher, stainless steel sink, 4 ring stainless steel gas hob with a stainless steel extractor hood above and a door to the sitting room.

SITTING ROOM 15' 0" x 12' 5" (4.57m x 3.78m)

Double glazed window to front aspect, laminated wooden effect flooring and a double panelled radiator.

FIRST FLOOR LANDING

Double glazed window to front aspect, two double panelled radiators, stairs leading off to the second floor landing, door to the good sized airing cupboard and further doors leading off to...

BEDROOM ONE 14' 10" x 11' 10" (4.52m x 3.61m)

Double glazed window to front aspect and a double panelled radiator.



BEDROOM TWO 15' 0" x 12' 4" (4.57m x 3.76m)

Double glazed window to front aspect and a double panelled radiator.

BEDROOM THREE 13' 9" x 12' 5" (4.19m x 3.78m)

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

SHOWER ROOM 9' 4" x 8' 10" (2.84m x 2.69m)

Opaque double glazed window to rear aspect, double panelled radiator, laminated wooden effect flooring, tiled walls, low level WC, walk in style shower enclosure, wash basin, fitted vanity storage cupboards.

SECOND FLOOR LANDING

Double glazed window to front aspect and doors leading off to...

BEDROOM FOUR 23' 8" x 10' 7" (7.21m x 3.23m)

(Not all of useable head height due to sloping ceilings) Two double glazed sky light windows to front aspect, double panelled radiator and a door to a useful eaves storage space.

BEDROOM FIVE 11' 4" x 12' 5" (3.45m x 3.78m)

(Not all of useable head height) Two double glazed sky light windows to front aspect, double panelled radiator, fitted wardrobes with sliding mirrored doors with a clever hidden access to the bathroom.

BATHROOM 9' 9" x 8' 9" (2.97m x 2.67m)

Double panelled radiator, low level WC, bidet, pedestal wash hand basin, corner panelled bath with a shower over.

TO THE EXTERIOR

Located to the side of the property is a shared access that leads to rear covered parking and enclosed garden. The rear garden has a block paved patio, lawn, brick built store and utility room and an old stable that requires some work.

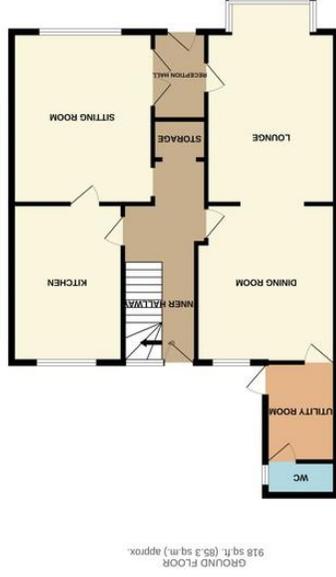
FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

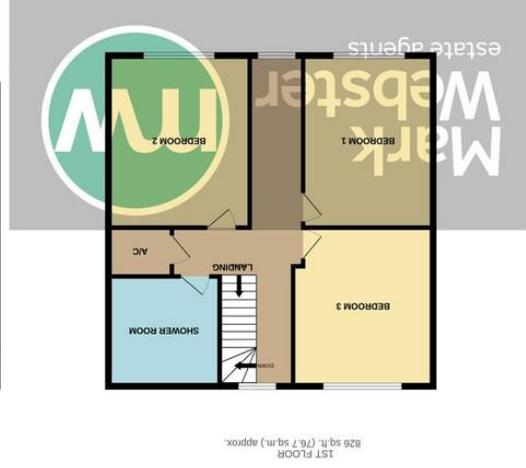
TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

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





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any 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.
Made with floorplan 5/2023



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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
61	83
EU Directive 2002/91/EC	
England & Wales	
www.epc4u.com	

COMPANY DISCLAIMER – All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

Property Mis-description Act 1991 – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1937 – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.

