

Mark
Webster
estate agents



Stratford Avenue
Atherstone
£195,000

*** THREE BEDROOM SEMI DETACHED PROPERTY - POPULAR LOCATION - NO UPWARD CHAIN ***. For sale with MARK WEBSTER estate agents is this well situated traditional property that would benefit from some cosmetic improvement briefly comprising: Lounge, kitchen/diner, three bedrooms, bathroom, outside WC and an enclosed rear garden. Early viewing is advised.

RECEPTION HALL

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

LOUNGE

13' 5" x 11' 9" (4.09m x 3.58m)

Double glazed window to front aspect, feature fireplace having a coal effect gas fire, door to an under stairs storage cupboard and a further door to...

KITCHEN/DINER

13' 5" x 9' 8" (4.09m x 2.95m)

Two double glazed windows to rear aspect, opaque double glazed door leading out to the rear garden, range of fitted base and eye level units, work surfaces, stainless steel sink, space and point for an electric cooker, plumbing for a washing machine, further appliance space.

FIRST FLOOR LANDING

Double glazed window to side aspect, access to the roof storage space and doors leading off to...

BEDROOM ONE

11' 10" x 10' 3" (3.61m x 3.12m)

Double glazed window to front aspect and a cast iron fireplace.

BEDROOM TWO

9' 8" x 9' 8" (2.95m x 2.95m)

Double glazed window to rear aspect.

BEDROOM THREE

6' 9" x 6' 3" (2.06m x 1.91m)

Double glazed window to rear aspect.



BATHROOM

6' 3" x 8' 6" maximum (1.91m x 2.59m)

(5'5" minimum depth) Opaque double glazed window to side aspect, door to a storage cupboard that also houses the combination central heating boiler, single panelled radiator low level WC, wash basin with vanity storage beneath, panelled bath and tiled walls.

TO THE EXTERIOR

There is an enclosed rear garden having a paved patio, artificial lawn, timber storage shed, outside WC, useful storage area, stoned borders and side gated access.

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 by the Vendor 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 A. (This information is provided from the Council Tax Valuation List Website).

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.



131 Long Street
Atherstone, Warwickshire
CV9 1AD

www.markwebsterandco.co.uk
01827 720 777

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



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 part 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.