







Church Walk
Atherstone
£282,950

*** VERY WELL SITUATED DETACHED BUNGALOW - NO UPWARD CHAIN - RECENTLY REFURBISHED ***. We are pleased to be able to offer for sale this two bedroom bungalow briefly comprising: Entrance hall, rear lounge, refitted kitchen, two bedrooms, refitted bathroom, rear lean to, long driveway, garage and gardens. Early viewing is recommended.

ENTRANCE HALL

Having an opaque double glazed side entrance door, single panelled radiator, useful storage cupboard and doors leading off to...

REAR LOUNGE/DINER

18' 0" x 11' 6" maximum (5.49m x 3.51m)

Two double glazed windows to rear aspect, double panelled radiator and a double glazed door leading to...

REAR LEAN TO

16' 9" x 8' 0" (5.11m x 2.44m)

Having wooden windows, tiled floor, double opening doors leading out to the rear garden and a sliding door to the garage.

REFITTED KITCHEN

8' 0" x 7' 9" maximum (2.44m x 2.36m)

Double glazed window to side aspect, fitted base and eye level units, panelled splash back areas, roll edge works surfaces, stainless steel sink, electric hob, electric cooker and further appliance spaces.

BEDROOM ONE

12' 4" x 9' 8" (3.76m x 2.95m)

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

BEDROOM TWO

12' 3" x 7' 9" (3.73m x 2.36m)

Double glazed window to front aspect, single panelled radiator and a door to a useful storage cupboard.

REFITTED BATHROOM

7' 9" x 6' 1" (2.36m x 1.85m)

Opaque double glazed window to side aspect, panelled walls heated towel rail, door to the airing cupboard that houses the combination central heating boiler, low level WC, wash hand basin with vanity storage below and a shower enclosure with chrome mixer style shower.







TO THE EXTERIOR

The front garden is mainly laid to lawn with a long driveway providing ample off road parking and access to the garage. The rear garden is fully enclosed having a paved patio area and small section of lawn.

GARAGE

16' 4" x 7' 7" (4.98m x 2.31m)

Having an opaque glazed window to rear aspect, up and over door, power and light.

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

SERVICES: We understand that all mains services are connected.

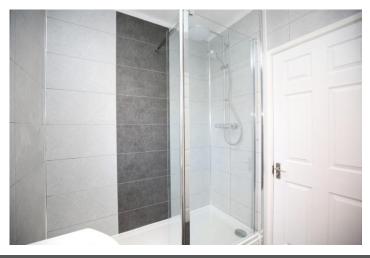
TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band C. (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.









working order. While we endeavour to make our sales particulars reliable and not been tested and therefore no guarantee can be given that they are in COMPANY DISCLAIMER - All fixtures, fittings, appliances and services have

sale of the property. Photographs are for illustration only and may depict items not included in the accurate, measurements quoted are approximate and for guidance only.

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

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

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

777 027 72810 www.markwebsterandco.co.uk

CV9 1AD Atherstone, Warwickshire 131 Long Street

TOTAL FLOOR AREA: 865 sq.ft. (80.4 sq.m.) approx BEDBOOM 1 **BEDBOOM 5 ENTRANCE HALL** MOORHTAB

TONNGE\DINEB

OT NA3J

865 sq.ft. (80.4 sq.m.) approx.

KITCHEN

GARAGE







