

Mark
Webster
estate agents



St Georges Road
Atherstone

Offers Over **£190,000**

*** IDEAL FOR THE FIRST TIME BUYER - WOULD BENEFIT FROM SOME COSMETIC IMPROVEMENT - THREE BEDROOMS ***. For sale with MARK WEBSTER estate agents is this spacious semi detached property offering family sized accommodation briefly comprising: Reception hall, lounge, dining room, kitchen, three bedrooms, bathroom and an enclosed rear garden. Early viewing is advised.

RECEPTION HALL

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

LOUNGE

13' 3" x 11' 10" (4.04m x 3.61m)

Double glazed window to front aspect, double panelled radiator, feature fireplace having a coal effect gas fire, glazed door to the dining room.

DINING ROOM

11' 0" x 9' 9" (3.35m x 2.97m)

Double glazed sliding doors leading out to the rear garden, double panelled radiator, laminated wooden effect flooring and access to the kitchen.

KITCHEN

6' 8" x 16' 3" maximum (2.03m x 4.95m)

Double glazed windows to rear and side aspects, opaque double glazed side entrance door, range of kitchen units, roll edge work surfaces, space and point for an electric cooker, space and plumbing for a washing machine, useful recess for a fridge freezer, tiled splash back areas.

FIRST FLOOR LANDING

Double glazed window to side aspect, door to a useful storage cupboard and further doors leading off to...

BEDROOM ONE

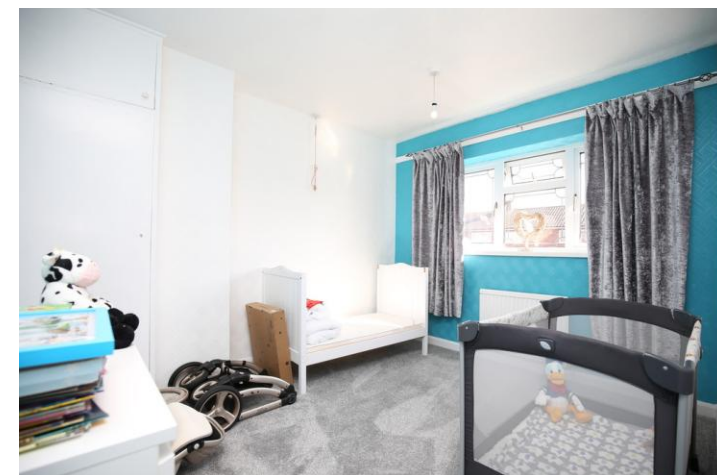
12' 5" x 9' 9" minimum (3.78m x 2.97m)

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

BEDROOM TWO

11' 2" x 9' 5" minimum (3.4m x 2.87m)

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



BEDROOM THREE

8' 6" x 8' 2" (2.59m x 2.49m)

Double glazed window to front aspect, useful over stairs fitted storage and a single panelled radiator.

BATHROOM

7' 9" x 5' 5" (2.36m x 1.65m)

Opaque double glazed windows to rear and side aspects, chrome towel radiator, low level WC, pedestal wash hand basin, roll top style bath having an electric shower over, shower screen, PVC panelled walls and ceiling.

TO THE EXTERIOR

To the front of the property there is a small garden with side gated access to the rear. The rear garden is mainly laid to lawn with a circular paved patio and fenced boundaries.

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 B. (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.



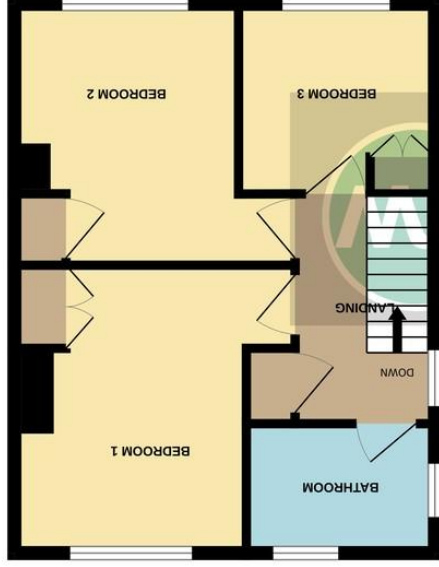
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Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



GROUND FLOOR (38.8 sq.m.) approx.



1ST FLOOR (37.1 sq.m.) approx.

TOTAL FLOOR AREA: 817 sq.ft. (75.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other items the appearance 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 operating efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		B 88
69-80	C	C 69	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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