

Mark
Webster
estate agents



Croft Road
Atherstone
£300,000

*** VERY DESIRABLE ROAD ~ CLOSE TO THE TOWN CENTRE ~ NO UPWARD CHAIN ***. For sale with MARK WEBSTER estate agents is this very nicely situated two bedroom detached bungalow briefly comprising: Through hallway, lounge/diner, conservatory, kitchen, two bedrooms, shower room, garage and driveway. Viewing advised.

ENTRANCE HALL

Having an opaque double glazed side entrance door with an adjoining side screen, radiator, door to a useful storage cupboard and further doors leading off to...

LOUNGE/DINER

19' 6" x 11' 10" maximum (5.94m x 3.61m)

Double glazed window to rear aspect, radiator, feature fireplace having an inset stone effect gas fire and double glazed sliding patio style doors leading to...

CONSERVATORY

9' 6" x 7' 9" (2.9m x 2.36m)

Having double glazed windows, radiator, tiled floor and a double glazed side door.

KITCHEN

12' 5" x 6' 9" (3.78m x 2.06m)

Double glazed window to side aspect, opaque double glazed side entrance door, tiled floor, wall mounted 'Viessmann' central heating boiler, fitted base and eye level units, roll edge work surfaces, stainless steel sink, built in dishwasher, stainless steel electric oven and gas hob, stainless steel cooker splash back and extractor hood, built in low level fridge and freezer, tiled splash back areas.

BEDROOM ONE

11' 10" x 10' 5" (3.61m x 3.18m)

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

BEDROOM TWO

12' 0" x 8' 8" (3.66m x 2.64m)

Double glazed bow window to front aspect, single panelled radiator and a double glazed window to side aspect.



SHOWER ROOM

9' 0" x 5' 2" maximum (2.74m x 1.57m)

Opaque double glazed window to side aspect, double panelled radiator, low level WC, wash basin with vanity storage beneath, tiling to half height and a tiled shower enclosure.

TO THE EXTERIOR

The front garden has been paved to provide low maintenance with a side driveway providing off road parking with access to the single garage. The rear garden is mainly stoned with a variety of plants and shrubs with side gated access to the front.

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.



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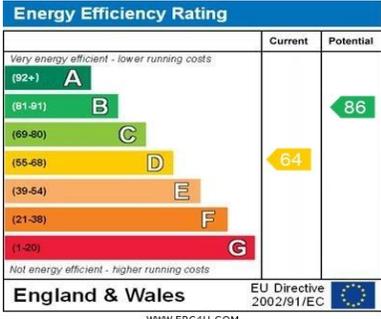
Mon - Fri: 9:00am - 5:30pm
Sat: 9:00am - 4:00pm



GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.

TOTAL FLOOR AREA: 844 sq.ft. (78.4 sq.m.) approx.

When every building 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 errors or omissions. This plan is the definitive proposal and cannot be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to them.



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