



Stafford Street
Atherstone
£239,950

*** CLOSE TO TOWN CENTRE - TRADITIONAL SEMI DETACHED PROPERTY - THREE BEDROOMS ***. For sale with MARK WEBSTER estate agents is this well situated traditional property which briefly comprises: Lounge, dining room, kitchen, conservatory, three bedrooms, shower room and a rear garden. Viewing is essential.

ENTRANCE HALL

Having stairs leading off to the first floor landing, single panelled radiator and doors to...

LOUNGE

13' 4" x 11' 5" maximum (4.06m x 3.48m)

Double glazed bay window to front aspect, feature fireplace with electric fire and a double panelled radiator.

DINING ROOM

11' 9" x 11' 4" (3.58m x 3.45m)

Double glazed windows to side and rear aspects, single panelled radiator and an electric fire.

KITCHEN

14' 1" x 7' 9" (4.29m x 2.36m)

Double glazed window to side aspect, door giving access to the garden, tiled floor, double panelled radiator, a range of tall, base and eye level kitchen units, roll edge work surfaces, tiling to splash back areas, integrated low level single oven, gas hob, integrated dishwasher, composite style sink, integrated fridge/freezer and a door to...

CONSERVATORY

15' 10" x 8' 8" maximum (4.83m x 2.64m)

(6' 6" minimum width) Double glazed windows, tall panel radiator, door to a useful store with plumbing for a washing machine and a further door to a guest WC.

FIRST FLOOR LANDING

Window to side aspect, access to roof space and sliding doors to...

BEDROOM ONE

11' 0" x 9' 6" to fitted wardrobes (3.35m x 2.9m)

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

BEDROOM TWO

11' 10" x 8' 6" maximum (3.61m x 2.59m)

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



BEDROOM THREE

8' 4" x 7' 8" (2.54m x 2.34m)

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

SHOWER ROOM

5' 3" x 4' 8" (1.6m x 1.42m)

Opaque double glazed window to side aspect, heated towel rail, tiled walls, useful vanity unit with wash basin, low level WC and a shower enclosure with mixer style shower over.

TO THE EXTERIOR

The rear garden has two different levels, there is a paved patio area with steps up to a further lawn area.

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 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. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



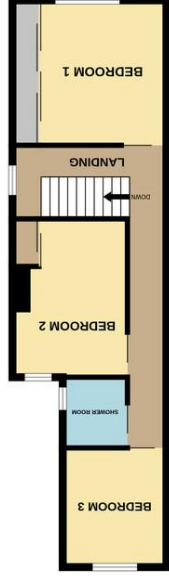
131 Long Street
Atherstone, Warwickshire
CV9 1AD

www.markwebsterandco.co.uk
01827 720 777

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



GROUND FLOOR
565 sq ft (52.5 sq m) approx.



FIRST FLOOR
424 sq ft (39.4 sq m) approx.



While every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. They are 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 is made to their operation or efficiency can be given.
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