



Lister Road
Atherstone
£200,000

*** SUPERB EXTENSION TO THE REAR - OPTION OF A 3rd GROUND FLOOR BEDROOM - IMPRESSIVE KITCHEN/DINER ***. A very well cared for and much improved home being ideal for the first time buyer briefly comprising: Lounge, kitchen/diner, further reception room, two first floor double bedrooms and bathroom.

Situated on Lister Road in the historic market town of Atherstone, this property enjoys a convenient and well-connected location ideal for first-time buyers looking to step onto the property ladder.

Atherstone offers a welcoming community feel with a range of everyday amenities within easy reach. The town centre provides a selection of independent shops, supermarkets, cafés and traditional pubs, along with useful services such as banks, pharmacies and healthcare facilities. For larger retail and leisure options, the nearby towns of Nuneaton and Tamworth are just a short drive away.

Commuters will appreciate the excellent transport links. Atherstone railway station offers direct services to Birmingham and London, making it ideal for those travelling for work. The property is also conveniently positioned for access to the A5, M42 and M6, providing straightforward road connections to Birmingham, Coventry and beyond.

Combining a well-established residential setting with strong commuter links and a friendly market-town atmosphere, Lister Road is an excellent choice for first-time buyers seeking both convenience and community.

RECEPTION PORCH

Having a double glazed entrance door with adjoining side windows, internal opaque glazed door leading to the entrance hall.

ENTRANCE HALL

Stairs leading off to the first floor landing, door to an under stair storage cupboard, double panelled radiator and access to the kitchen.

SUPERB EXTENDED KITCHEN/DINER 22' 4" x 9' 2" (6.81m x 2.79m)

A superb spacious refitted kitchen having a feature Lantern style ceiling window, travertine tiled floor, double glazed window and door to rear aspect, double glazed side entrance door, wide range of refitted base and eye level units, wooden effect square edge work surfaces with matching up stands, space and point for a Range style gas cooker with extractor hood above, tiled splash back areas, built in washing machine, door to the reception room/bedroom 3 and an opening leading to the lounge.

LOUNGE 19' 0" x 12' 9" maximum (5.79m x 3.89m)

Double glazed bow window to front aspect, double panelled radiator and a feature fireplace with inset coal effect gas fire.

RECEPTION ROOM/BEDROOM THREE 15' 0" x 7' 5" (4.57m x 2.26m)

A very flexible space having a double glazed window to rear aspect, recessed ceiling down lights and a double panelled radiator.



FIRST FLOOR LANDING

Access to the roof storage space, door to the airing cupboard housing the wall mounted combination central heating boiler and further doors leading off to...

BEDROOM ONE 16' 2" x 8' 4" (4.93m x 2.54m)

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

BEDROOM TWO 10' 9" x 10' 6" (3.28m x 3.2m)

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

BATHROOM 8' 2" x 5' 6" (2.49m x 1.68m)

Having two opaque double glazed windows to rear aspect, low level WC, pedestal wash hand basin, panelled bath with an electric shower over, tiled splash back areas and a double panelled radiator.

TO THE EXTERIOR

To the front of the property there is a small walled garden with the rear garden being mainly stoned and paved to provide low maintenance.

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.



Only and should not be relied upon as a basis to enter into legal contracts or to commit legal 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 a 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 other than when specific information has been requested.

WORKING ORDER. While our endeavours to make our sales particulars reliable and working order, have not been tested and therefore no guarantee can be given that they are in order, nevertheless, all fixtures, fittings, apparatuses and services have been installed and the photographs are for illustration only and may depict items not included in the sale of the property.

England & Wales

EU Directive 2009/191/EC

2009/191/EC

www.EPC4U.com

Energy Efficiency Rating

81

70

Varv energy efficient - lower running costs

Varv energy efficient - higher running costs

A (92%)

B (81%)

C (69.80%)

D (55.68%)

E (39.54%)

F (21.88%)

G (1.20%)

Current Potential

