



Ambien Road
Atherstone
£140,000

*** TWO BEDROOM TRADITIONAL TERRACED HOME WITH NO UPWARD CHAIN ***. For sale with MARK WEBSTER estate agents is this very well situated Victorian terraced property briefly comprising: Two reception rooms, kitchen with pantry, two double bedrooms, first floor bathroom with separate WC, long rear garden. Early viewing is advised.

ENTRANCE HALL

12' 7" x 3' 0" (3.84m x 0.91m)

Having an opaque double glazed entrance door, single panelled radiator, door to a useful under stairs storage cupboard and further doors to...

FRONT RECEPTION ROOM

13' 3" x 9' 7" (4.04m x 2.92m)

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

REAR RECEPTION ROOM

13' 1" x 11' 3" (3.99m x 3.43m)

Double glazed window to rear aspect, single panelled radiator, door to the stairs leading off to the first floor landing and a further door to the kitchen.

KITCHEN

8' 10" x 7' 3" (2.69m x 2.21m) (measurement does not include pantry)

Opaque double glazed window and door to the side aspect, single panelled radiator, range of base and eye level units, roll edge work surfaces, space and point for an electric cooker, plumbing for a washing machine and a stainless steel sink and pantry.

FIRST FLOOR LANDING

Access to the roof storage space, single panelled radiator and doors leading off to...

BEDROOM ONE

13' 1" x 11' 3" (3.99m x 3.43m)

Double glazed window to front aspect, single panelled radiator, fitted bedroom furniture and a door to an over stairs storage cupboard.



BEDROOM TWO

11' 2" x 10' 1" (3.4m x 3.07m)

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

BATHROOM

7' 8" x 7' 3" (2.34m x 2.21m)

Opaque double glazed window to rear aspect, double panelled radiator, pedestal wash hand basin, panelled bath with a Mira Sport electric shower over, door to the airing cupboard housing the Worcester combination central heating boiler, tiling to full height to three walls.

WC

4' 4" x 3' 1" (1.32m x 0.94m)

Opaque double glazed window to side aspect, single panelled radiator and a low level WC.

TO THE EXTERIOR

There is a long rear garden having a paved patio area, two useful brick built outbuildings and the remainder of the garden is mainly laid to lawn over two different levels.

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.



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