



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.



137 - These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contracts to settle legal disputes or other legal commitments. An interested party should consult their own lawyer, 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 should be relied on. 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.

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WORKING ORDER. WHILE WE ENDEAVOUR TO MAKE OUR SALES PARTICULARS RELIABLE AND HONORABLE, MEASUREMENTS QUOTED ARE APPROXIMATE AND MAY DEPICT ITEMS NOT INCLUDED IN THE SCALE OF THE PROPERTY.

### Energy Performance Rating:

With every order placed to receive the benefits of our combined experience, we measure up to the highest standards of quality, dependability, and value. We are committed to providing you with the best possible service and support. We are here to help you succeed.

AREA 427 SQ.FT. (39.7 SQ.M.)

1ST FLOOR  
SPROX. FLO  
REA 409 SQ.F  
(38.0 SQ.M.)

A floor plan of a two-bedroom apartment. The layout includes two bedrooms, a bathroom, a WC, a dining area, a kitchen, and a central living room. The bedrooms are located on the left side, each with its own en-suite bathroom. The central living area features a large circular dining table. The kitchen is located at the rear of the apartment. A small WC is located near the entrance. The apartment is divided into different rooms by black lines, and the rooms are color-coded: bedrooms are yellow, the central area is green, the kitchen is orange, and the WC is blue.

The floor plan illustrates the layout of a house. It features a large Reception Room at the top, a Store area with a small entrance, a Pantry, and a Kitchen at the bottom. The plan is enclosed in a black border, with room names labeled in black text. The Reception Room is divided into two sections: a larger one on the left and a smaller one on the right. The Store area is located between the Reception Room and the Pantry. The Pantry is a small room with a door leading to the Kitchen. The Kitchen is a large room at the bottom of the plan. The overall layout is compact and functional.