



**40 Grove Road, Atherstone
Warwickshire CV9 1DP
Offers Over £100,000**

2 Bedroom Terraced house in need of full modernisation – 2 reception rooms – Kitchen – 2 Double bedrooms –
Upstairs Bathroom – No Chain – Central location – Double Glazed



DETAILS

Pointons are delighted to bring to the market a 2 bedroom terraced house in a good location and in need of full modernisation. The property is offered with no upward chain and is available to view right now!

The property comprises the following; reception room one, lobby reception room two and a kitchen on the ground floor on the first floor are 2 double bedrooms with the family bathroom located off bedroom two. The property has a rear garden and is double glazed and has coal fired central heating. If you are looking for a first home or investment this is the house for you act quickly to avoid missing out.

Tenure
Freehold
EPC
TBC
Council Tax Band
Band A North Warwickshire

Reception room one

12'0 x 11'7 (3.66m'0.00m x 3.35m'2.13m)

Double glazed door and window to the front and a radiator

Reception room two

11'11 x 11'7 (3.35m'3.35m x 3.35m'2.13m)

Double glazed window to the rear and a radiator

Kitchen

7'10 x 5'6 (2.13m'3.05m x 1.52m'1.83m)

Double glazed window and door to the side and a freestanding kitchen sink unit

Bedroom One

12' x 11'7 (3.66m' x 3.35m'2.13m)

Double glazed window to the front, radiator and an over stairs storage cupboard

Bedroom two

11'7 x 11'11 (3.35m'2.13m x 3.35m'3.35m)

Having double glazed window to the rear and access to the family bathroom

Bathroom

10'11 x 5'6 (3.05m'3.35m x 1.52m'1.83m)

Double glazed window and a 3 piece bathroom suite

GROUND FLOOR 359.72 sq. ft.
(33.42 sq. m.)



1ST FLOOR 376.33 sq. ft.
(34.96 sq. m.)



TOTAL FLOOR AREA: 736.05 sq. ft. (68.38 sq. m.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, requirements of the Building Regulations and the planning authorities are not responsible for any error or omission in this statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended to be a guarantee as to their operability or efficiency over the years.
Drawn with AutoCAD 2002

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	71

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	23



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