



York Avenue
Atherstone

Offers Over **£154,950**

*** WELL PRESENTED HOME BEING IDEAL FOR THE FIRST TIME BUYER OR BUY TO LET INVESTOR - DOUBLE WIDTH DRIVEWAY - LOUNGE/DINER - KITCHEN - TWO GOOD SIZED BEDROOMS - BATHROOM - GOOD SIZED REAR GARDEN - CLOSE TO THE ATHERSTONE TOWN CENTRE - EARLY VIEWING IS HIGHLY RECOMMENDED ***

Entrance Hall

Having an opaque double glazed entrance door, opaque double glazed windows to front aspect, laminated wooden effect flooring, stairs leading off to the first floor landing, double panelled radiator and doors leading off to the kitchen and lounge/diner.

Lounge/Diner 21'1" x 10'1"

Double glazed window to front aspect, two double panelled radiators and double glazed French doors leading out to the rear garden.

Kitchen 10'6" x 7'4" maximum

Double glazed door with side windows to rear aspect, laminated wooden effect flooring, single panelled radiator, door to an under stairs storage cupboard, range of fitted base and eye level units, wooden effect roll edge work surfaces, stainless steel sink unit, appliance spaces, tiling to splash back areas, space and point for an electric cooker.

First Floor Landing

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

Bedroom One 14'8" x 9'4"

Double glazed window to front aspect, double panelled radiator and door to an over stairs storage cupboard.

Bedroom Two 11'6" x 8'9"

Double glazed window to rear aspect, single panelled radiator and door to a useful storage cupboard with hanging rail space.



Updated Bathroom 6'2" x 5'5"

Opaque double glazed window to rear aspect, single panelled radiator, laminated wooden effect flooring, low level WC, pedestal wash hand basin, bath with chrome effect mixer tap with shower head attachment, tiling to splash back areas with an attractive mosaic border inset.

To The Exterior

To the front of the property there is a stoned driveway and shared pathway leading to the entrance door and covered entry giving access to the rear garden. The rear garden has a stoned patio, lawn with side planted border, rear decked patio and barked chipped area.

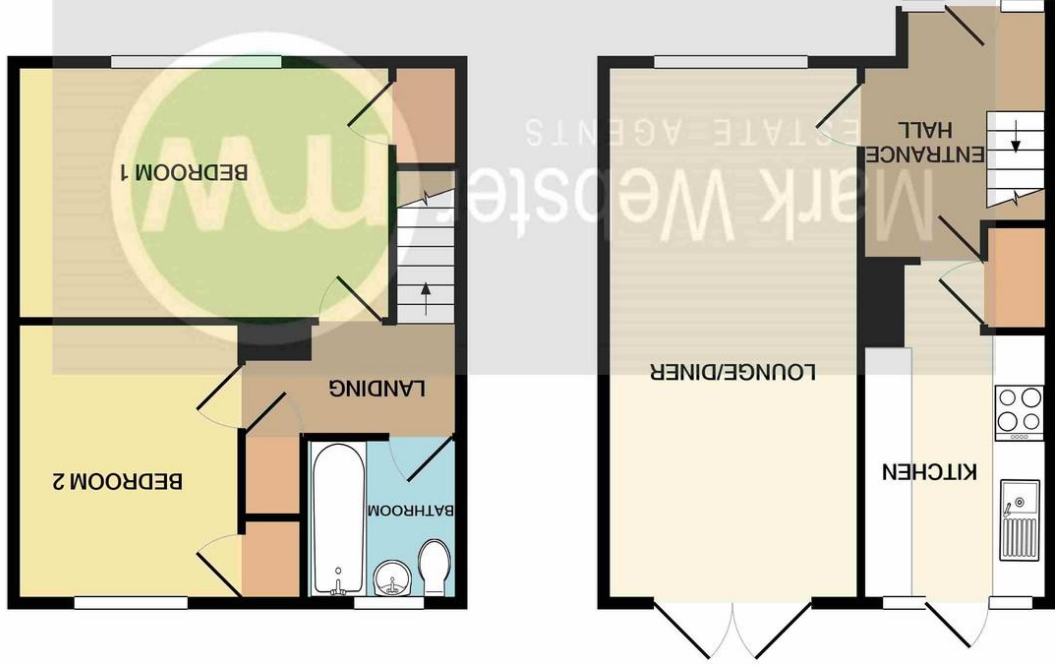


FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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 as to their operability or efficiency can be given
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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

Energy Efficiency Rating	
Very energy efficient - lower running costs	A (92-100)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
EU Directive 2002/91/EC	
Current	76
Potential	59

Environmental (CO ₂) Impact Rating	
Very environmentally friendly - lower CO ₂ emissions	A (81-91)
	B (69-80)
	C (55-68)
	D (39-54)
	E (21-38)
	F (1-20)
Not environmentally friendly - higher CO ₂ emissions	G
EU Directive 2002/91/EC	
Current	74
Potential	58

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Property Mis-description Act 1991 - The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1937 - These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit 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 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 loss other than when specific information has been requested.



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