



**43 York Avenue, Atherstone
Warwickshire CV9 3DD
£175,000**

Pointons are delighted to bring to the market a 3 bedroom end of terraced house in a popular location in Atherstone. The property has no upward chain and comprises the following; entrance hall with access to the lounge and the kitchen, from the lounge is a dining room and a large conservatory with access to the garden. The ground floor is completed with a fitted white and a downstairs disabled friendly shower room.

On the first floor is a family bathroom and 3 good sized bedrooms. The property is double glazed and central heated and has a landscaped garden to the rear and has garden to the front and the side



Details

Tenure
Freehold

Council tax band
Band B North Warwickshire council

Lounge

14'8 x 11'1 (4.27m'2.44m x 3.35m'0.30m)

Having double glazed window to the front, central heating radiator and a door leading to

Dining room

11'1 x 8'5 (3.35m'0.30m x 2.44m'1.52m)

Having a central heating radiator and double doors leading to

Conservatory

14'6 x 9'10 (4.27m'1.83m x 2.74m'3.05m)

Large double glazed conservatory with laminate flooring and doors leading into the rear garden

Kitchen

19'9 x 5'3 max (5.79m'2.74m x 1.52m'0.91m max)

White kitchen with freestanding cooker and door leading to the garden and the

Downstairs shower room

7'8 x 3'2 (2.13m'2.44m x 0.91m'0.61m)

Wet room style shower room with shower, toilet and sink

Bedroom one

12'6 x 11'6 (3.66m'1.83m x 3.35m'1.83m)

Having window to the front and a central heating radiator

Bedroom two

11'9 x 10'1 (3.35m'2.74m x 3.05m'0.30m)

Having window to the front and a central heating radiator

Bedroom three

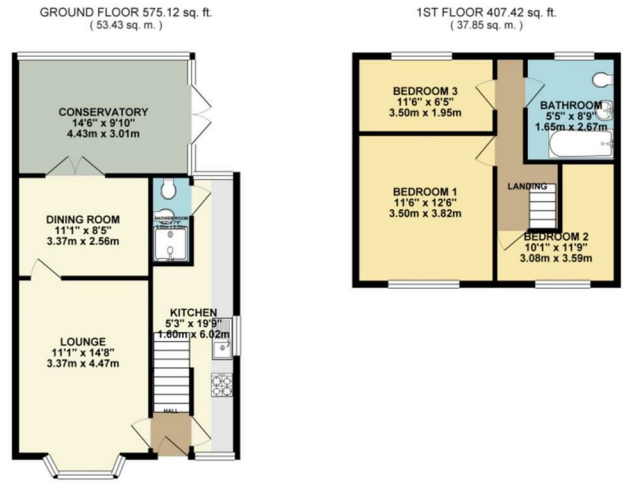
11'6 x 6'5 (3.35m'1.83m x 1.83m'1.52m)

Having window to the rear and a central heating radiator

Bathroom

8'9 x 5'5 (2.44m'2.74m x 1.52m'1.52m)

Having white bathroom suite, double glazed window to the rear central heating radiator.



TOTAL FLOOR AREA: 982.54 sq. ft. (91.28 sq. m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of floor, ceiling, room and plot area may be approximate and are intended to guide the eye only. It is recommended that you obtain a professional measurement of the property. The vendor, its agents and any other persons mentioned herein make no representation or warranty as to the accuracy of the information. This plan is for illustrative purposes only and does not constitute an offer of any property. It is for the use of the purchaser only and is not to be used for any other purpose. It is made with intention (EPC).

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	

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	



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