

17 New Road, Water Orton, B46 1QP

£525,000

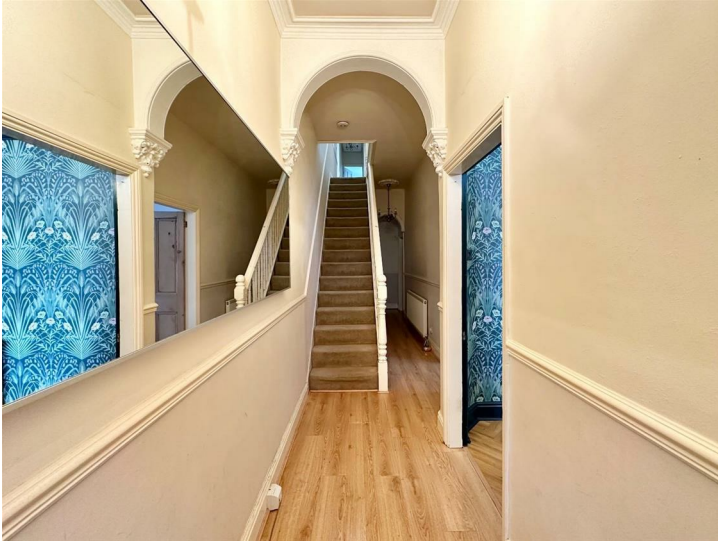
Well presented three storey semi detached character property in Water Orton. In brief the property comprises entrance hallway, two reception rooms, kitchen diner, utility, downstairs wc, four bedrooms and family bathroom. The property also benefits from front and rear gardens, double glazing, central heating (both where specified) and off road parking.

Approach

Stoned fore garden providing off road parking, gated side access and path leading to entrance front door.

Entrance Hallway

Two ceiling light points, radiator, understairs storage and stairs rising to first floor elevation.



Reception Room One

16'04" max x 13'00" (4.98m max x 3.96m)

Double glazed bay window to fore, feature fire surround, ceiling light point and radiator.



Reception Room Two

14'02" x 11'05" (4.32m x 3.48m)

Double glazed window to rear, double glazed window to side, feature fire surround, radiator and ceiling light point.



Downstairs WC

Double glazed window to side, low level wc, wash hand basin, radiator and ceiling light point.



Utility Room

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

Having a range of matching wall and base units, inset ceiling spotlights and space for white goods.



Kitchen

27'11" x 12'0" (8.51m x 3.66m)

Having a range of matching wall, base and drawer units, integrated dishwasher and double oven, space for fridge freezer, island incorporating hob and breakfast bar, three ceiling light points, inset ceiling spotlights, radiator, double glazed window to side and bi-fold doors giving access to rear garden.



Landing

Two ceiling light points, storage cupboard and stairs rising to second floor.

Bedroom One

17'05" max x 13'10" max (5.31m max x 4.22m max)

Two double glazed windows to fore, two ceiling light points, radiator and feature fire surround



Bedroom Four

17'04" max x 15'04" (5.28m max x 4.67m)

Double glazed window to fore, feature fire surround, ceiling light point and radiator.



Bedroom Two

11'05" max x 14'02" max (3.48m max x 4.32m max)

Double glazed window to rear, feature fire surround, radiator and ceiling light point.



Bedroom Three

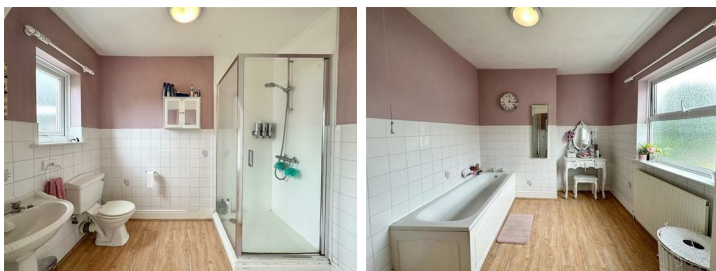
11'03" x 11'11" max (3.43m x 3.63m max)

Double glazed window to rear, double glazed window to side, feature fore surround, ceiling light point and radiator.



Bathroom

Two double glazed windows to side, two ceiling light points, bath, low level wc, wash hand basin, shower cubicle with shower over and radiator



Second Floor

Rear Garden

Paved patio area, mainly laid to lawn, gated side access and enclosed to boundaries.



Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - D
EPC Rating - TBC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		59	
(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			76
(81-91) B			
(69-80) C			
(55-68) D		50	
(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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