



71 St. Blaise Avenue, Water Orton, B46 1RT **Offers in excess of £325,000**

This semi detached property situated in the popular village of Water Orton briefly comprises hallway, extended lounge, extended kitchen, three good sized bedrooms and family bathroom. There is a driveway to front and an enclosed rear garden. This would make a lovely family home. Call Now To View

Approach

Driveway to front.



Hallway

Double glazed door and windows to front, storage cupboard, stairs to first floor accommodation and ceiling light point.



Extended Lounge/Diner

23'8 x 11'8 (7.21m x 3.56m)

Double glazed sliding patio doors leading to rear garden, log burner, radiator and two ceiling light points.



Extended Kitchen/Diner

Having a range of wall, base and drawer units, stainless steel sink with drainer and mixer, integrated double oven, five ring gas hob, dishwasher, radiator, double glazed window to side and rear, double glazed door to garden.



Landing

Storage cupboard with ceiling light point and double glazed window, loft access with loft ladder and ceiling light point.

Bedroom One

10'07 x 24'11 (3.23m x 7.59m)

Double glazed window to rear, built in wardrobe, radiator and ceiling light point.



Bedroom Two

12'9 x 8'8 (3.89m x 2.64m)

Double glazed window to front, built in storage/wardrobe, radiator and ceiling light point.



Bedroom Three

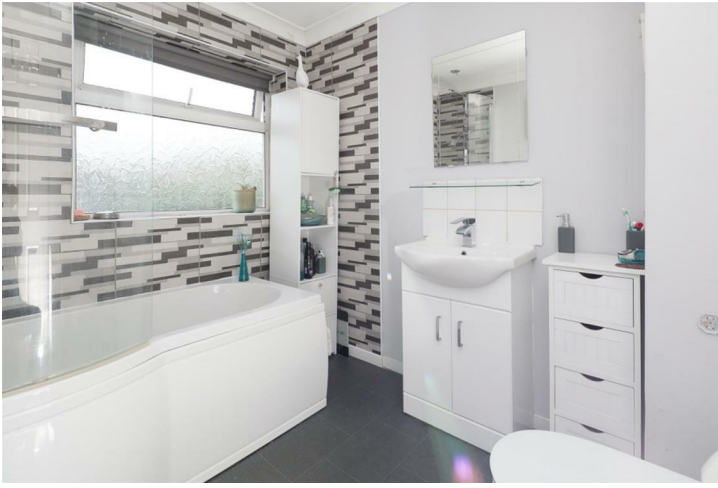
9'8 x 7'6 (2.95m x 2.29m)

Double glazed window to front, radiator and ceiling point.



Bathroom

Double glazed obscure window to rear, panelled bath with shower over, wash hand basin with storage, low level w/c, radiator and spotlights to ceiling.



Rear Garden

Enclosed to neighbouring boundaries, laid to lawn, patio area.



Further Information

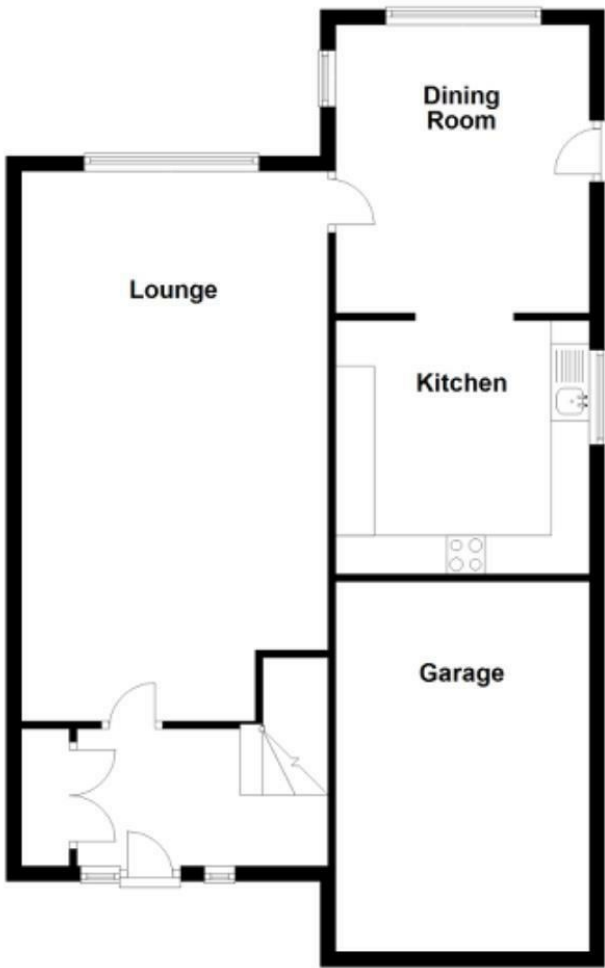
We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers 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.

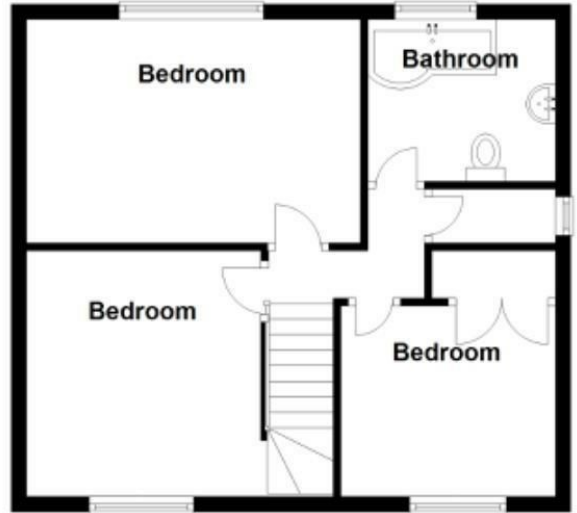
Council Tax Band D

EPC Rating: D

Ground Floor



First Floor



Total area: approx. 120.4 sq. metres (1295.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		63	
(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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