



46 Orton Close, Water Orton, B46 1SY Offers over £225,000

Three bedroom mid terrace in the popular village of Water Orton. In brief the property comprises entrance hallway, lounge, kitchen, three bedrooms, bathroom, garden and off road parking. The property also benefits from double glazing and electric heating (both where specified)

Approach

Driveway providing off road parking.



Entrance Hallway

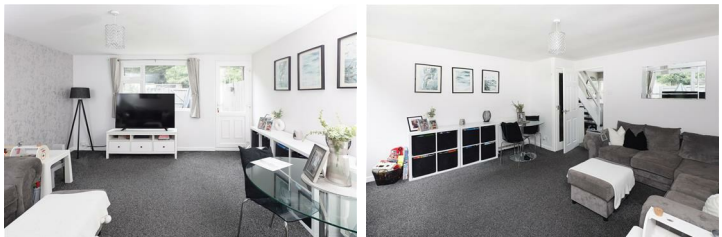
Stairs rising to first floor elevation, ceiling light point and storage heater.



Lounge

14'07" x 14'03" (4.45m x 4.34m)

Double glazed window and door to rear, storage heater and storage cupboard.



Kitchen

9'01" x 8'02" (2.77m x 2.49m)

Having a range of matching wall and base units, sink with drainer, electric oven with hob and extractor hood, ceiling light point and double glazed window to fore.



Landing

Storage cupboard housing water tank, ceiling light point and access to loft void.

Bedroom One

15'00" x 8'04" (4.57m x 2.54m)

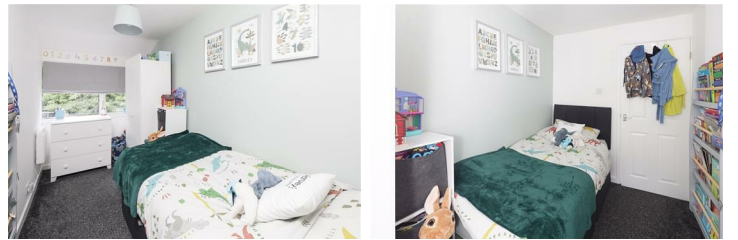
Double glazed window to rear, ceiling light point and storage heater.



Bedroom Two

11'09" x 5'11" (3.58m x 1.80m)

Double glazed window to fore, ceiling light point and storage heater.



Bedroom Three

8'08" x 7'08" (2.64m x 2.34m)

Double glazed window to rear, ceiling light point and storage heater.



Bathroom

Double glazed window to fore, bath with shower over, low level wc, wash hand basin and ceiling light point.



Rear Garden

Paved with double gates to rear.



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.

We believe that the property is of non-standard construction.

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

EPC Rating: TBC

Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		54	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.