



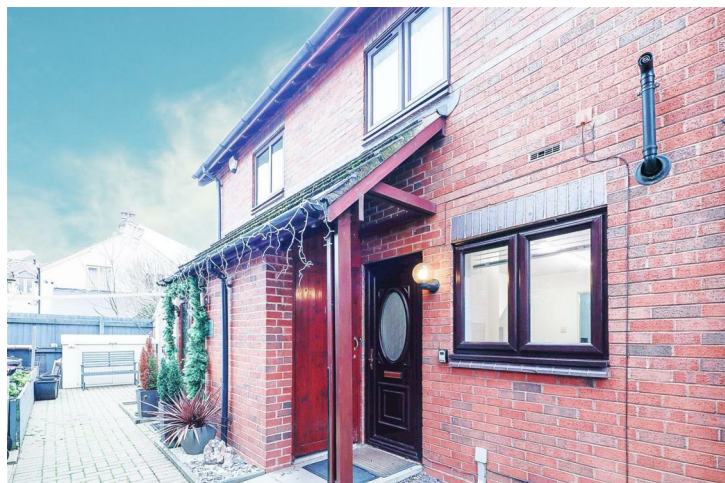
11 St. Pauls Court, Water Orton, B46 1SQ

Offers over £220,000

Well presented terrace property in the sought after village of Water Orton. In brief the property comprises entrance hallway, lounge, kitchen, two bedrooms, shower room, garden and allocated parking space. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.

Approach

Low maintenance frontage



Kitchen

12 x 12'01 (3.66m x 3.68m)

Having a range of matching wall, base and drawer units, stainless steel sink unit with drainer and mixer tap, space for white goods, gas hub with extractor over, cooker, radiator and strip light.



Lounge

12'05 x 11'10 (3.78m x 3.61m)

Double glazed sliding patio doors to rear garden, radiator and ceiling light point.



Landing

Loft access with fitted loft ladder, storage cupboard and ceiling light point.

Bedroom One

11'10 x 8'10 (3.61m x 2.69m)

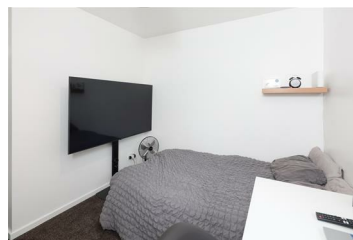
Double glazed window to rear, radiator and ceiling light point.



Bedroom Two

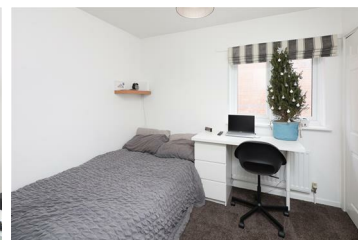
8'08 x 9 (2.64m x 2.74m)

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



Shower Room

Low level w/c, wash hand basin, shower cubicle with shower, heated towel rail and ceiling light point.



Rear Garden

Low maintenance rear garden and enclosed to neighbouring boundaries.



Allocated Parking Space

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.

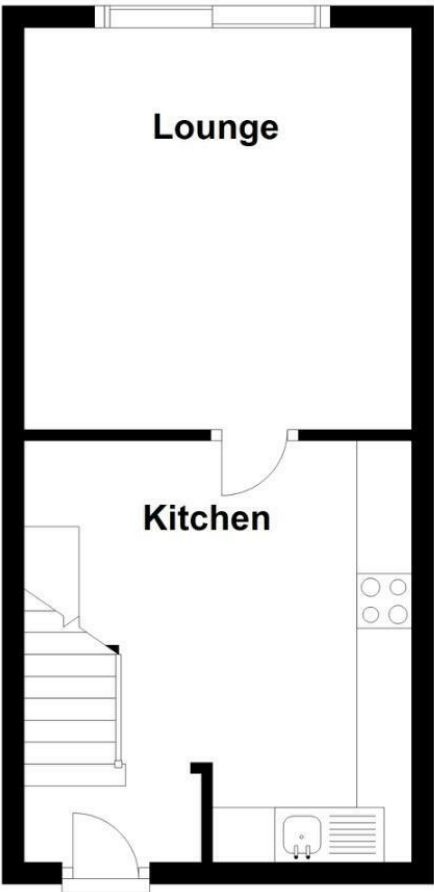
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

NB: Maintenance fee payable

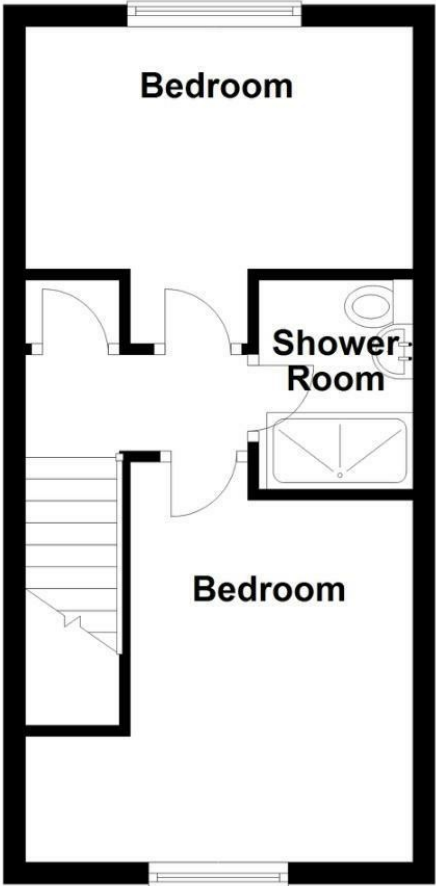
Council Tax Band: C

EPC Rating: C

Ground Floor



First Floor



Total area: approx. 53.9 sq. metres (580.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(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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