



## **2a Wakefield Grove, Water Orton, B46 1NR**

### **Offers over £270,000**

Well presented semi detached property in the popular village of Water Orton. In brief the property comprises porch, entrance hallway, lounge, kitchen, conservatory, utility area, downstairs wc, two bedrooms, bathroom, garden, garage and off road parking. The property also benefits from double glazing & central heating (both where specified)



## Approach

Via driveway with area laid to lawn.



## Porch

Double glazed door to front, double glazed windows to front and side and wall light point.

## Entrance Hallway

Stairs to first floor accommodation, radiator and ceiling light point.

## Lounge

12'02 x 14'07 (3.71m x 4.45m)

Double glazed bay window to front, ornamental electric fire, radiator and ceiling light point.



## Kitchen

12 x 8'01 (3.66m x 2.46m)

Double glazed sliding doors to conservatory, wall base and drawer units, integrated oven and gas hob with extractor over, 1 1/2 porcelain sink with mixer tap, integrated fridge and ceiling light point.



## Conservatory

14'08 x 10'05 (4.47m x 3.18m)

Double glazed windows to rear and side, double glazed French doors to rear and wall light point.



## Utility/Understairs Storage

Two double glazed windows to side, wall mounted boiler, power points and ceiling light point.

## Downstairs WC

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

## Landing

Double glazed window to side, loft access and ceiling light point.



## Bedroom One

12'03 x 12'03 min plus recess (3.73m x 3.73m min plus recess)

Double glazed bay window to front, radiator and ceiling light point.



## Bedroom Two

8'03 x 10'05 (2.51m x 3.18m)

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



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 - C  
EPC Rating - D

## Bathroom

Double glazed window to rear, panel bath, low level w/c, pedestal hand wash basin, separate shower cubicle, heated towel rail and ceiling light point.



## Rear Garden

Artificial Lawn, paved patio, enclosed to neighbouring boundaries and gated access to front.

## Garage

9'02 x 16'07 (2.79m x 5.05m)

Double glazed window and door to rear, power points, up and over doors and ceiling point.

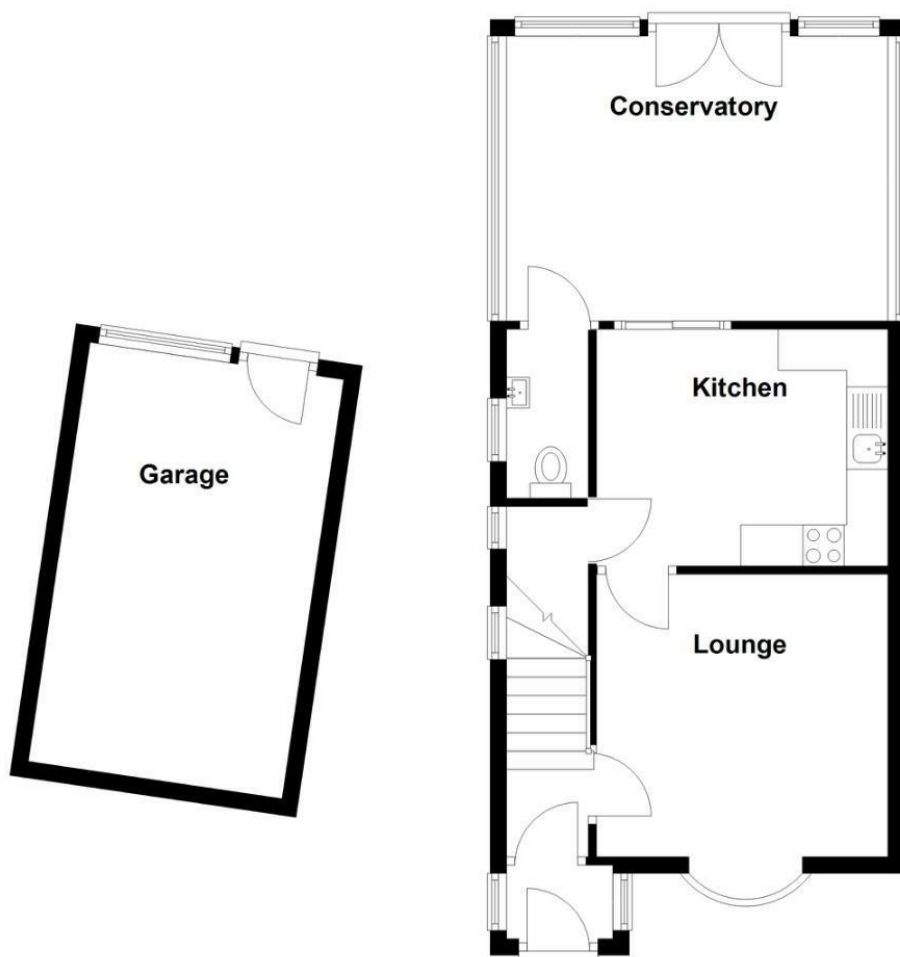


## Further Information

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

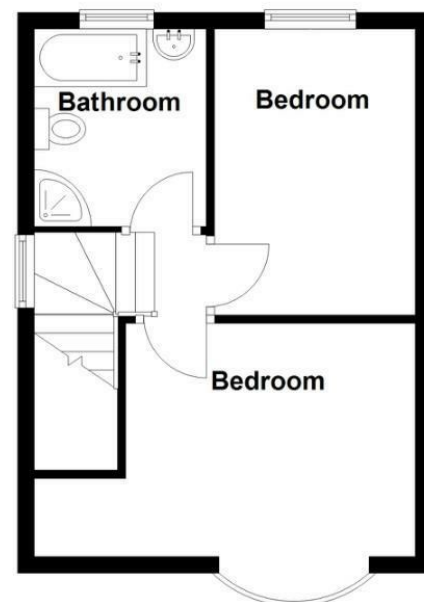
## Ground Floor

Approx. 685.1 sq. feet





## First Floor

Approx. 322.1 sq. feet



Total area: approx. 1007.2 sq. feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>56</b>	<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

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