



96 George Road, Water Orton, B46 1PE

£260,000

This well presented semi detached home situated in the popular village of Water Orton briefly comprises hallway, lounge, kitchen/diner, two double bedrooms, bathroom and separate w/c. There is a driveway to the front and a lovely enclosed rear garden. This is an ideal first time buyer property and also benefits from having NO CHAIN !

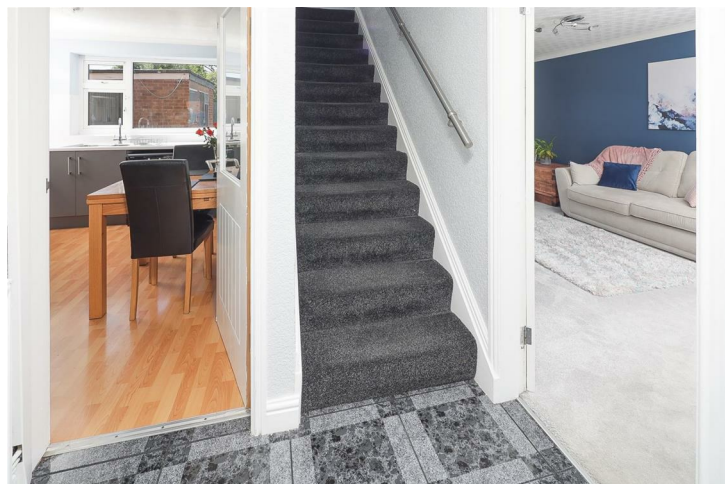
Approach

Via a block paved driveway.



Hallway

Double glazed door to front, radiator and ceiling light point.



Lounge

15'09 x 10'11 (4.80m x 3.33m)

Double glazed French doors leading to rear garden, double glazed window to front, radiator and ceiling light point.



Kitchen/Diner

15'07 x 13'11 max/10'06 (4.75m x 4.24m max/3.20m)

Having a range of wall, base and drawer units, stainless steel sink unit with drainer and mixer tap, space for white goods, understairs storage cupboard, double glazed window to front and rear, two radiators and ceiling light point.



Landing

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

Bedroom One

13'11 x 10'06 (4.24m x 3.20m)

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



Bedroom Two

10'11 x 10'03 (3.33m x 3.12m)

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



Bathroom

Double glazed obscure window to rear, freestanding bath, pedestal wash hand basin, cupboard concealing wall mounted central heating boiler, heated towel rail and ceiling light point.



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 B
EPC Rating TBC

Separate W/C

Double glazed window to rear, low level w/c, radiator and ceiling light point.



Rear Garden

Mainly laid to lawn, patio area, brick built tool store, gated access to the side and enclosed to neighbouring 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



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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.