



## **3 The Sidings, Water Orton, B46 1QW**

### **£270,000**

This modern mid terrace home briefly comprises lounge, kitchen/diner, downstairs w/c, two bedrooms and bathroom. The are two allocated parking spaces and an enclosed rear garden. This property is an ideal first time buyer home or for someone looking to downsize. Call Now To Arrange To View !



## Approach

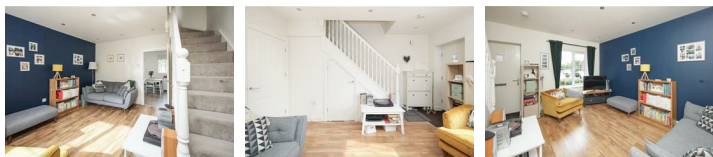
Via tarmaced parking space.



## Lounge

13'6 x 13'9 (4.11m x 4.19m)

Door and double glazed window to front, stairs to first floor accommodation, under stairs storage cupboard, radiator and ceiling light point.



## Kitchen Diner

13'5 x 10'8 (4.09m x 3.25m)

Double glazed window to rear, double glazed door to rear garden, wall base and drawer units, 1 1/2 sink with drainer and mixer tap, integrated electric oven, gas hob with extractor over, integrated washing machine, dishwasher, fridge and freezer radiator and spot lights to ceiling.



## Downstairs W/C

Low level W/C, sink set in vanity unit, radiator and spot lights to ceiling.



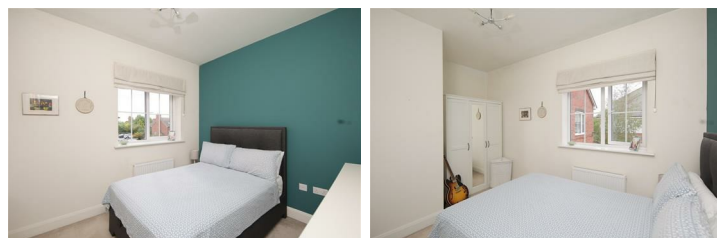
## Landing

Loft access, storage cupboard concealing central heating boiler, radiator and ceiling light point.

## Bedroom One

13'4 max x 9'7 (4.06m max x 2.92m)

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



## Bedroom Two

7'4 x 13'5 (2.24m x 4.09m)

Two double glazed windows to rear, radiator and ceiling light point.



## Bathroom

Panel bath with shower over, pedestal hand wash basin, low level W/C, extractor fan, radiator and spot lights to ceiling.



### Rear Garden

Paved patio area with pathway leading to shed, laid to lawn 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 relating to this title including boundaries and any other important matters.

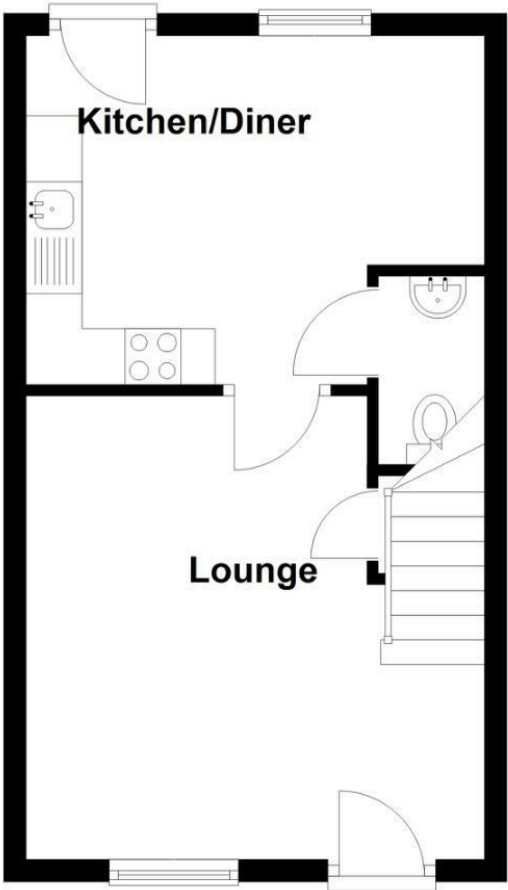
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

NB: maintenance charge applicable

Council Tax Band - C  
EPC Rating - C

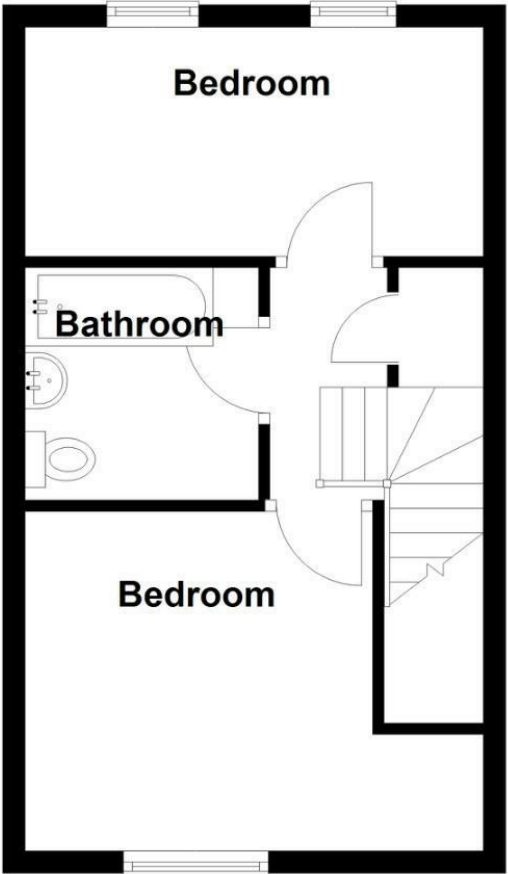
Ground Floor

Approx. 30.1 sq. metres (324.2 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.2 sq. feet)



Total area: approx. 60.2 sq. metres (648.4 sq. feet)



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   | 79      | 84        |
| (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 <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.