



76 George Road, Water Orton, B46 1PE

£240,000

This two bedroom mid terrace home briefly comprises hallway, lounge, kitchen/diner, two double bedrooms, bathroom and separate w/c. The property is situated in the popular village of Water Orton and benefits from front and rear gardens. There is double glazing and central heating both where specified. This is an ideal first time buyer home and should be viewed !

Approach

Laid to lawn and pathway to entrance.



Entrance Hallway

Double glazed door to front, stairs to first floor accommodation and ceiling light point.



Lounge

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

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



Kitchen Diner

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

Having matching wall, base and drawer units, sink unit with drainer and mixer tap, space for white goods, double glazed window to front and rear, double glazed door to rear garden, storage cupboard, radiator and ceiling light point.



Landing

Double glazed window to rear and ceiling light point

Bedroom One

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

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



Bedroom Two

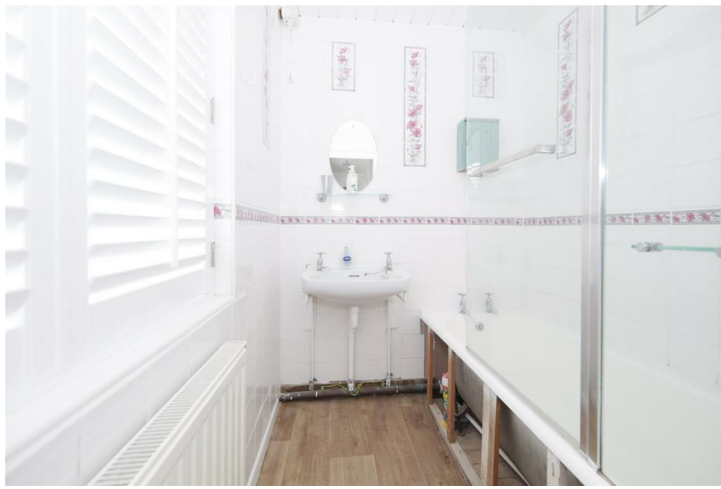
10'11 x 10'03 (3.33m x 3.12m)

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



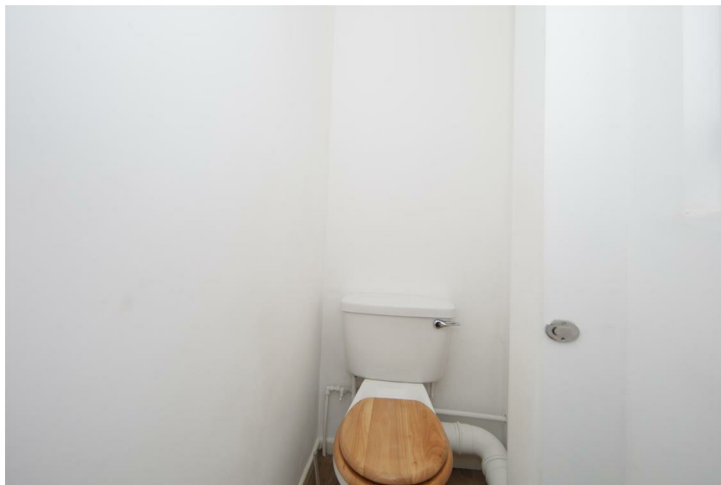
Bathroom

Double glazed window to rear, paneled bath with shower over, wash hand basin, storage cupboard, radiator and ceiling light point.



Separate WC

Low level w/c and ceiling light point.



Rear Garden

Enclosed rear garden, paved patio area and brick built tool store.



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.

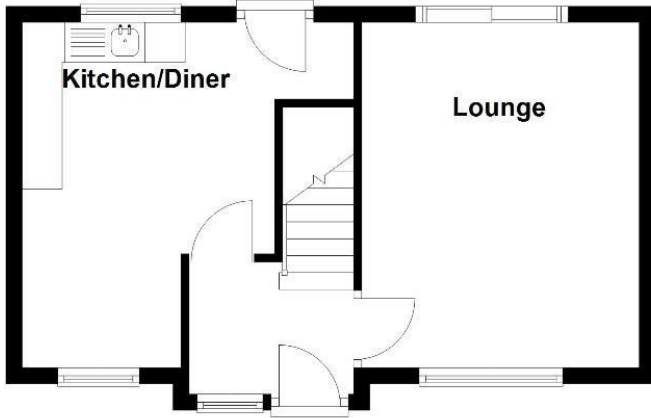
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: B

EPC Rating: TBC

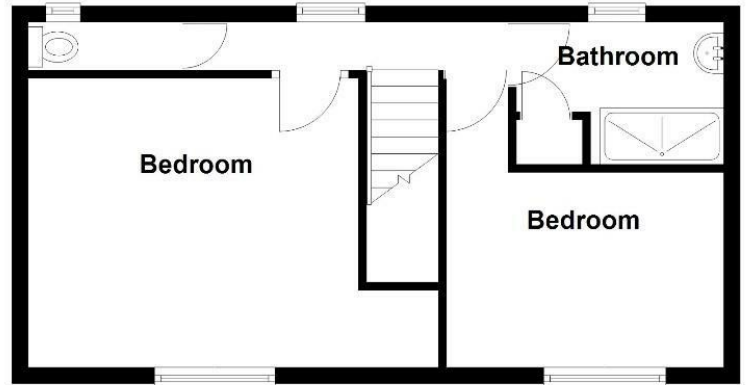
Ground Floor

Approx. 33.7 sq. metres (362.9 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



Total area: approx. 71.0 sq. metres (763.9 sq. feet)



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.