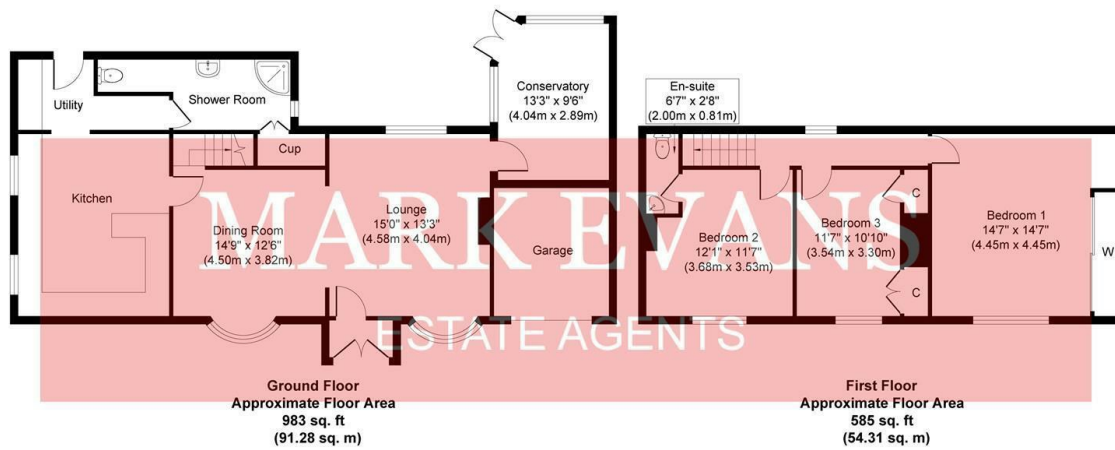




## Spon Lane, Grendon, Atherstone

Guide Price £650,000

- A UNIQUE COTTAGE WHICH IS SUPERBLY POSITIONED
- KITCHEN
- LOUNGE
- NO ONWARD CHAIN
- LARGE GARDENS AND GARAGE
- THREE BEDROOMS
- CONSERVATORY
- DINING ROOM
- FULL OF POTENTIAL
- UTILITY / SHOWER ROOM



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Copyright V360 Ltd 2023 | www.houseviz.com



## Directions

## Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

## Council Tax Band

E

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	