




Florence Close, Atherstone, CV9 1HR

Offers Over £350,000

 4  1

Spacious 4-bedroom family home in a private cul-de-sac | Corner plot with large garden | Expansive kitchen/breakfast room | Bright living room and versatile playroom | Sunroom with garden views | Integral garage and pantry | Walking distance to Atherstone town centre | Ideal for modern family living.

Floor Area
1830 sq. ft.


Tenure
Freehold

Service Charge
£ per annum

Ground Rent
£ per annum

- Spacious 4-bedroom family home
- Located in a private cul-de-sac
- Situated on a corner plot with a large garden
- Expansive kitchen/breakfast room
- Bright living room and versatile playroom
- Sunroom with garden views
- Integral garage and pantry
- Walking distance to Atherstone town centre
- Council Tax Band - D | EPC - D
- North Warwickshire Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

9 Florence Close, Atherstone, CV9 1HR
Approximate Gross Internal Area
1630 sq ft - 170 sq m

