



1 Watling Street

Mancetter, Atherstone

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- 2 DOUBLE BEDROOMED PERIOD COTTAGE - CIRCA 1800s
- EXCELLENT LOCATION WITH PROXIMITY TO A RANGE OF LOCAL AMENITIES
- NO ONWARDS CHAIN
- RECENTLY INSTALLED COMBI BOILER
- PRIVATE COURTYARD TO THE REAR
- CONVENIENT RAIL & ROAD TRANSPORT LINKS



CARTERS

ESTATE AGENTS

95 Long Street, Atherstone, CV9 1BB

Tel: 01827 215 100 Email: info@cartersestateagents.co.uk www.cartersestateagents.co.uk

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Mancetter, Atherstone

Carters Estate Agents are delighted to present a lovely period cottage offering charm, character and a thoughtfully restored interior that blends modern styling with original features. Perfectly suited to first-time buyers or those looking for a low-maintenance home in a sought-after setting, this home is ideally positioned just a short stroll from local amenities and the local pub. Conveniently located for access to the A5 Watling Street and wider Midlands motorway network, this well presented home is ready to move into and enjoy. Internally, the accommodation has been sympathetically modernised and now provides an inviting layout over two floors. A central hallway leads through to a compact **study/home office**, ideal for remote working or additional storage. The **lounge** is a wonderfully cosy room, filled with natural light from the front-facing window and featuring a charming **brick-built fireplace** housing a **log burner-style electric fire**.



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