



9 North Street, Atherstone, Warwickshire, CV9 1JN

HOWKINS &  
HARRISON



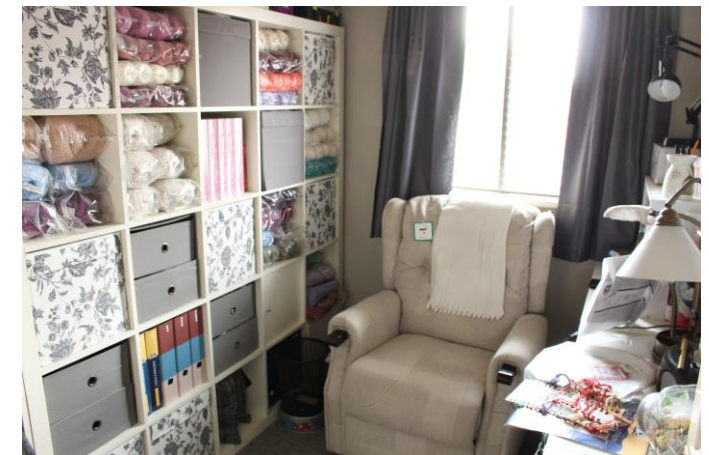
9 North Street,  
Atherstone,  
Warwickshire, CV9 1JN

Guide Price: £225,000

A traditional three bedroom bay fronted semi detached home situated within easy walking distance of Atherstone town centre and transport facilities. Having well presented accommodation throughout, an early internal viewing is strongly recommended.

### Features

- Semi detached family home
- Spacious lounge
- Kitchen breakfast room
- Three good size bedrooms
- Shower room
- Delightful rear garden
- Parking space
- Close to excellent amenities and road links



## Location

Atherstone is a town and civil parish in the county of Warwickshire. Located in the far north of the county, Atherstone forms part of the border with Leicestershire along the A5 national route and is only 4 miles from Staffordshire. The main shopping street is Long Street with a mix of individual shops, plenty of choice of pubs, tea rooms and coffee shops. Atherstone has a railway station with a direct service to London.

Tamworth - 10.3 miles

Market Bosworth - 8.7 miles

Nuneaton - 5.7 miles



## Accommodation Details – Ground Floor

Front door leads into an entrance hall with staircase rising to the first floor and door leading off to a spacious lounge with double glazed bay window to front elevation with fitted window shutters, feature fireplace with fitted electric flame effect fire. Door leading to kitchen breakfast room have double glazed French doors leading to the rear garden kitchen area having comprehensive range of wall and base units ample preparation surfaces with complementary tiling, gas hob with extractor hood above built in double oven, with cupboards above and below integrated dish washer, fridge and freezer.

## First Floor

To the first floor there are three good size bedrooms and a shower room with WC and pedestal wash hand basin and complimentary tiling. The main bedroom one also has built in wardrobe.

## Outside

Outside there is a delightful rear garden mainly block paved with mature borders, garden shed and rear pedestrian access leading to a parking space.



## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

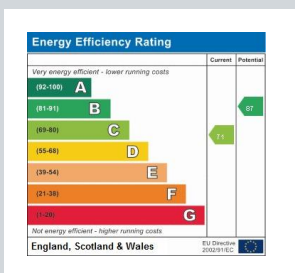
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

North Warwickshire Borough Council - [Tel:01827-715](tel:01827-715)

## Council Tax

Band - C



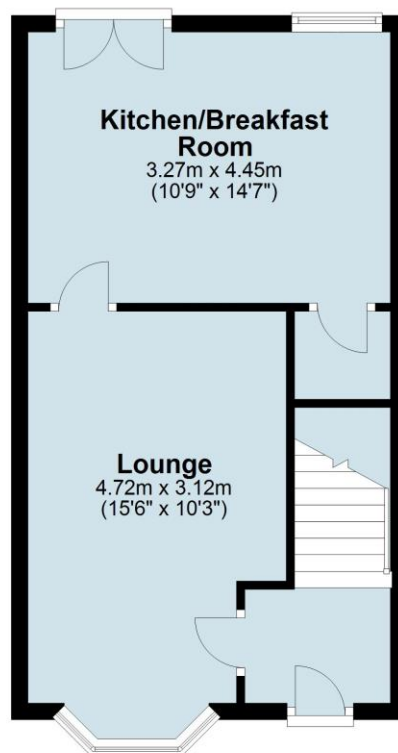
## Howkins & Harrison

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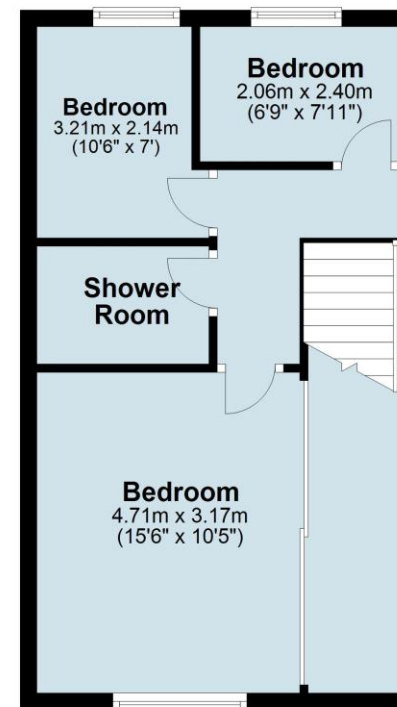
## Ground Floor

Approx. 35.8 sq. metres (385.6 sq. feet)



## First Floor

Approx. 34.7 sq. metres (373.3 sq. feet)



Total area: approx. 70.5 sq. metres (758.9 sq. feet)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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