



56 Barnsley Close, Atherstone, Warwickshire, CV9 2DG

HOWKINS &  
HARRISON



56 Barnsley Close,  
Atherstone,  
Warwickshire, CV9 2DG

Guide Price: £185,000

Situated within a quiet cul de sac and just a short walk from Atherstone town centre. A two bedroom semi-detached property ideal for first time buyer or as an investment. With accommodation arranged over two floors the property briefly comprises:- an open plan living/dining room, kitchen, two double bedrooms and family bathroom. Externally you will find an above average, wraparound rear garden with patio seating area. (Currently let via our Atherstone Lettings department - ask for more details on potential income).

### Features

- Quiet cul de sac position
- Walking distance to Atherstone town centre
- Open plan living/dining room
- Two double bedrooms
- Private, enclosed rear garden
- Ideal first time buyer or investment property
- Currently let via our Atherstone lettings dept
- Excellent location for commuters





## 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

From the front elevation the property leads into a good sized entrance hallway with fitted storage cupboard and a single flight staircase. Doors lead off allowing access into the fitted kitchen and open plan living/dining room.

## First Floor

From the entrance hallway the staircase rises to a first floor landing. To the left and right doors allow access into the two double bedrooms which are serviced by a three piece family bathroom with shower over the bath.

## Outside

Externally the property benefits from a large, private, landscaped rear garden that wraps around the property and provides an ideal space to entertain.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Tenure & Possession

The property is freehold with vacant possession being given on completion

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & 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

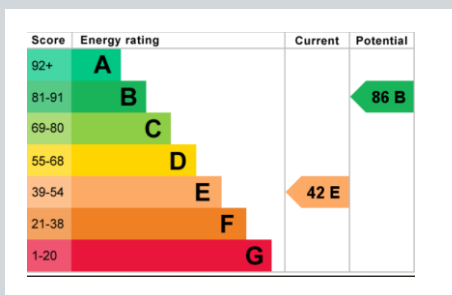
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

## Council Tax

Band - B

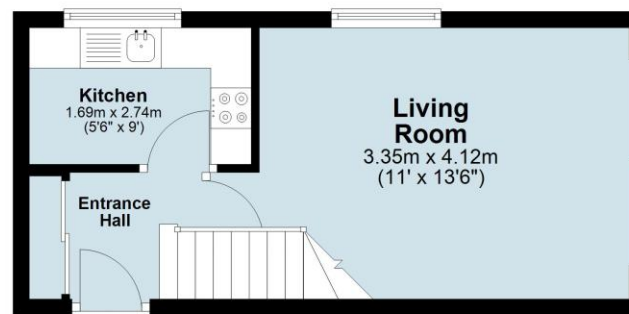


## Howkins & Harrison

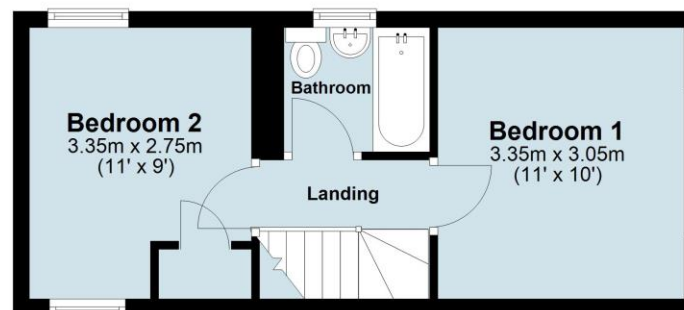
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## Ground Floor



## First Floor



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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