



Mancetter Road  
, Atherstone, , CV9 1NY

Offers Over £260,000



# Property Features

- Well-presented 3-bedroom semi-detached home on popular Mancetter Road.
- Three well-proportioned bedrooms – two doubles and one generous single.
- Offered with no upward chain, ideal for families, first-time buyers, or investors.
- Family bathroom with separate WC, tiled floor, and heated towel rail.
- Prime location just a short walk from Atherstone town centre, schools, shops & transport links.
- Private rear garden, not overlooked, with mature trees and shrubs.
- Spacious lounge and separate dining room, both with UPVC double glazing and carpeted floors.
- Detached garage plus multiple brick-built storage units for workshop space.
- Bright kitchen with roll-top work surfaces, space for appliances, and pantry access.
- Private driveway and gated side access to garden and garage.

## Full Description

Located on the ever-popular Mancetter Road, this well-presented three-bedroom semi-detached family home is offered with no upward chain, making it a fantastic opportunity for families, first-time buyers, or anyone seeking a centrally located residence. The property is ideally situated just a short walk from Atherstone town centre, with easy access to local schools, shops, and excellent transport links.

### THE FORE

To the front, the property benefits from a private driveway providing ample off-road parking, with a side gate leading to the detached garage and further gated access to the rear garden. The main entrance is conveniently accessed via the front of the property.

### GROUND FLOOR

The accommodation opens into a spacious lounge with a UPVC double glazed window overlooking the rear garden, radiator, and carpeted flooring. To the front, the dining room features another UPVC double glazed window, radiator, and matching carpeted flooring, ideal for entertaining or family meals. The kitchen offers wood-framed windows to the side and rear, roll-top work surfaces with base units, space for white goods, and a stainless steel sink with mixer tap; a practical space with plenty of natural light. The understair cupboard is accessed via the kitchen and provides ample space for a pantry.

### LIVING ROOM

11' 53" x 11' 48" (4.7m x 4.57m)

### FAMILY ROOM

12' 46" x 10' 27" (4.83m x 3.73m)



## KITCHEN

7' 41" x 8' 39" (3.18m x 3.43m)

## PANTRY

3' 6" x 3' 56" (1.07m x 2.34m)

## FIRST FLOOR

Upstairs are three well-proportioned bedrooms. Bedroom One is a spacious double with views to the front, UPVC double glazed window, carpet, and radiator. Bedroom Two, another double, overlooks the private rear garden, and also features a UPVC window, carpeted flooring, and radiator. Bedroom Three is a generous single room with front-facing UPVC window, carpet, and radiator. The family bathroom includes an opaque UPVC window, panelled bath, wash basin, tiled flooring, and a heated towel rail. A separate WC, styled to match the bathroom, completes the first floor.

## BEDROOM ONE

11' 5" x 8' 72" (3.48m x 4.27m)

## BEDROOM TWO

11' 01" x 12' 47" (3.38m x 4.85m)

## BEDROOM THREE

7' 17" x 6' 87" (2.57m x 4.04m)

## BATHROOM

5' 49" x 7' 39" (2.77m x 3.12m)

## W/C

2' 57" x 4' 4" (2.06m x 1.32m)

## THE REAR

The property benefits from a private rear garden, which is not overlooked and surrounded by mature evergreens and shrubbery, offering a peaceful retreat. A detached garage is located to the side with multiple brick-built storage facilities attached, perfect for additional storage or workshop space. Side access returns you conveniently to the front of the home.

## ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.



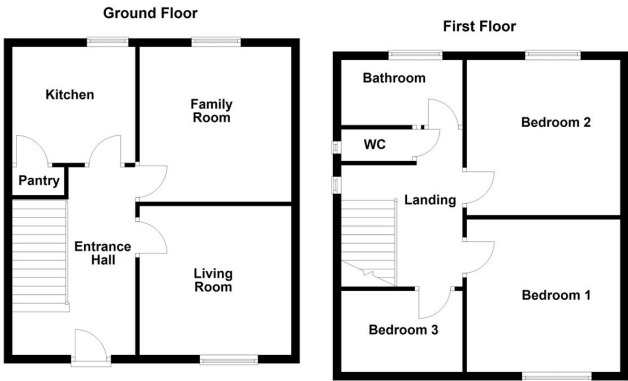


TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEIWNNG

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements