

# HUNTERS<sup>®</sup>

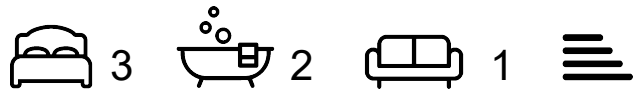
HERE TO GET *you* THERE



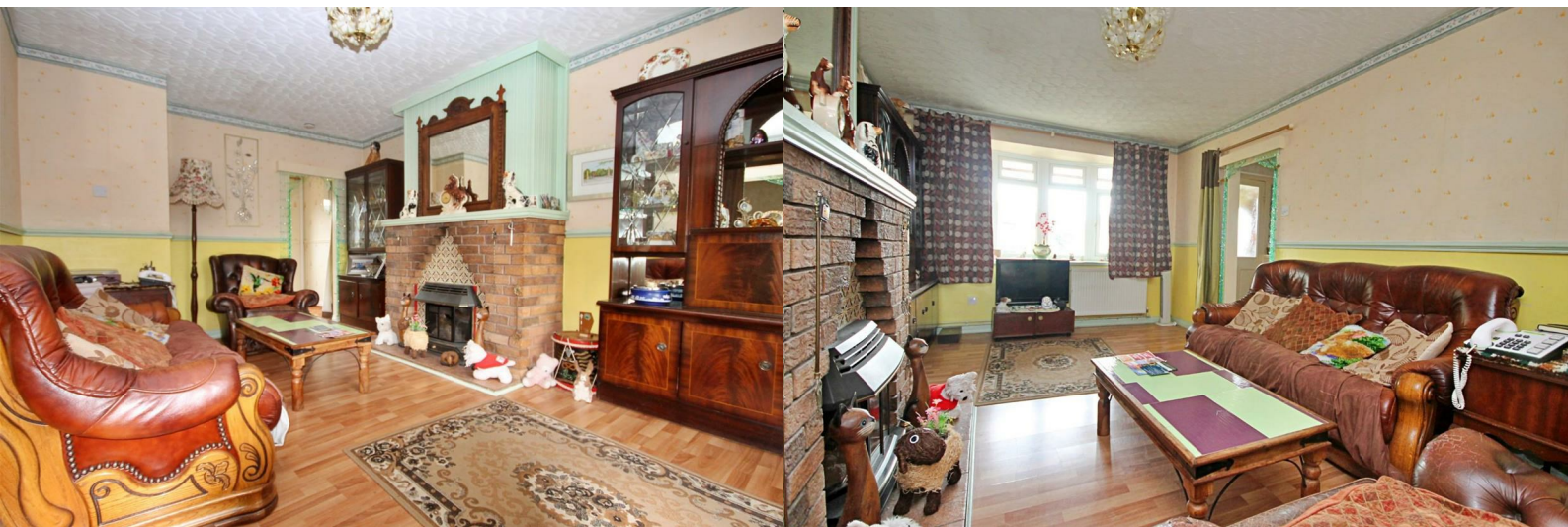
## Hollybank Estate

Austrey, Atherstone, CV9 3ET

Asking Price £220,000



Council Tax: B



# 20 Hollybank Estate

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Asking Price £220,000



## Porch

Ceramic tiled flooring, power points and ceiling light.

## Entrance Hallway

7 x 10 (2.13m x 3.05m)

Ceramic tiled flooring, stair to first floor, built in cupboard, power points and radiator.

## Lounge

10'10 x 17 (3.30m x 5.18m)

Wood effect laminate flooring, double glazed bow window to front, power points, ceiling light, feature fireplace and radiator.

## Kitchen

10 x 7'7 (3.05m x 2.31m)

Ceramic tiled flooring, wall and base units, double glazed window to rear, stainless steel sink and drainer, tiled splash back, power points and radiator.

## Breakfast Room

6 x 7'10 (1.83m x 2.39m)

Wood effect laminate flooring, power points, radiator and double glazed window to rear.

## Shower Room

7'6 x 7'5 (2.29m x 2.26m)

Ceramic tiled flooring, part tiled walls, low flush WC, walk in shower, radiator and double glazed window to side.

## Principal Bedroom

11'9 x 10'9 (3.58m x 3.28m)

Wood effect laminate flooring, double glazed window to front, power points, radiator and feature wall.

## Bedroom Two

11 x 10'4 (3.35m x 3.15m)

Wood effect laminate flooring, double glazed window to rear, power points, radiator and built in cupboard.

## Bedroom Three

7'2 x 10'2 (2.18m x 3.10m)

Wood effect laminate flooring, double glazed window to front, power points and radiator.

## Bathroom

4'7 x 7'8 (1.40m x 2.34m)

Ceramic tiled flooring, double glazed window to rear, bath with shower over, radiator, sink and part tiled walls.

## Toilet

Low flush WC, double glazed window to rear and part tiled walls.

## Attic Room

10'5 x 14 (3.18m x 4.27m)

Velux windows, ceiling light, power points and built in cupboard.



## Road Map



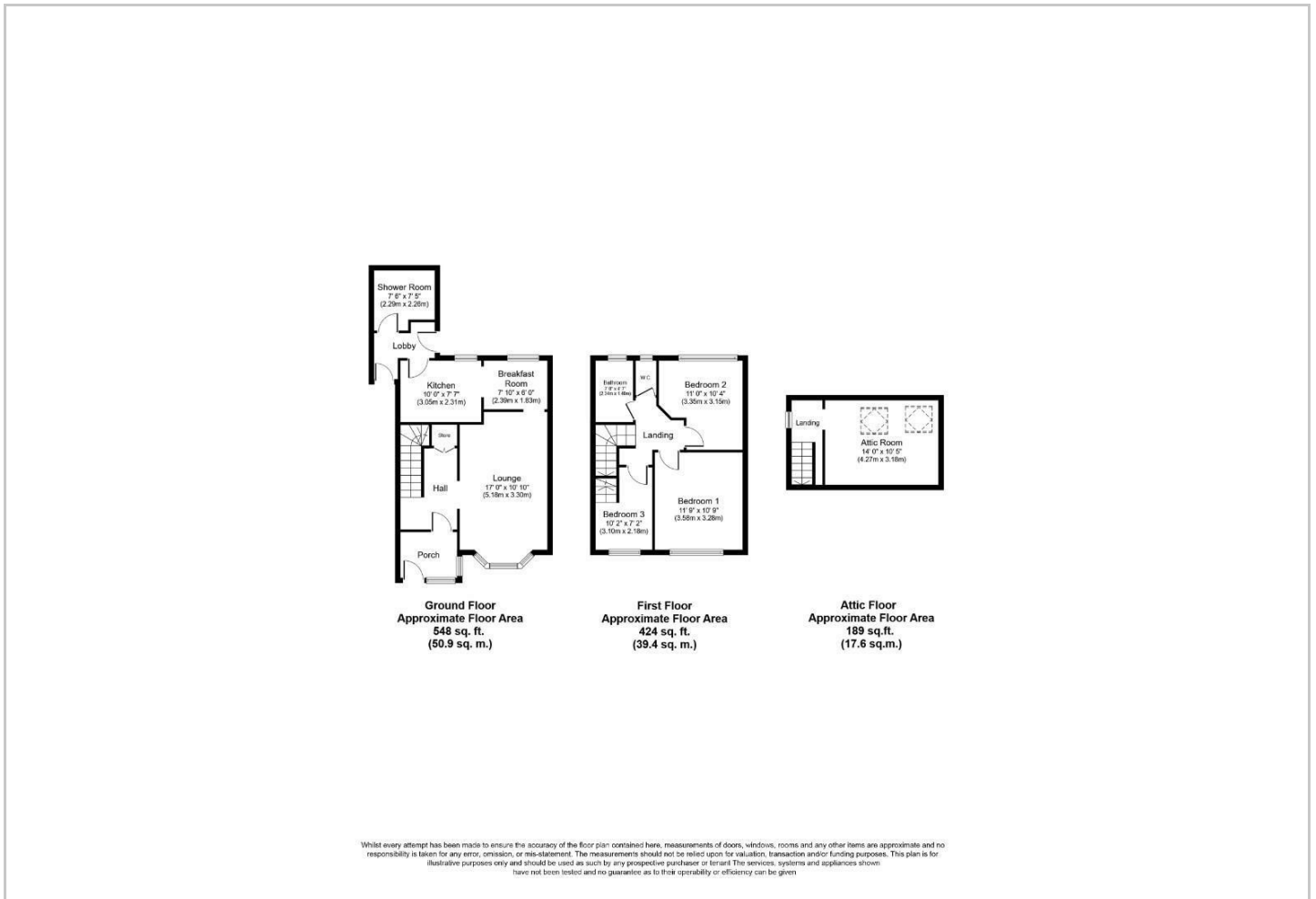
## Hybrid Map



## Terrain Map



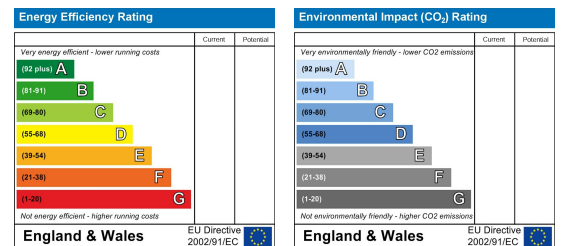
## Floor Plan



## Viewing

Please contact our Hunters Tamworth Office on 01827 66277 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.