

Mark  
Webster  
estate agents



*Tudor Crescent*  
ATHERSTONE

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FOR SALE

Tudor Crescent  
Atherstone

O.I.R.O £230,000

\*\*\* 3 BEDROOMS - LARGE DRIVEWAY - GOOD SIZED REAR GARDEN \*\*\*. For sale with MARK WEBSTER estate agents is this end terraced property located in the town of Atherstone and briefly comprising: Lounge/diner, conservatory, guest WC, kitchen, three bedrooms, family bathroom and a spacious rear garden. Viewing is essential.

## ENTRANCE HALL

Having a single panelled radiator, laminated wooden effect flooring, stairs leading off to the first floor landing and further doors to...

## KITCHEN

**11' 5" x 9' 2" (3.48m x 2.79m)**

Double glazed window to side aspect, single panelled radiator, tiled floor, a range of base and eye level kitchen units, square edge work surfaces, tiling to splash back areas, stainless steel sink, eye level electric oven, induction hob with extractor over, appliance space and an opaque double glazed door leading to the rear garden.

## UTILTY ROOM

**4' 3" x 5' 4" (1.3m x 1.63m)**

Double glazed window to side aspect, single panelled radiator, tiled floor, roll edge work surfaces, plumbing for an automatic washing machine and dryer and a door leading to...

## GUEST WC

**4' 8" x 4' 5" (1.42m x 1.35m)**

Tiled floor, pedestal wash hand basin and a low level WC.

## LOUNGE/DINER

**19' 2" x 11' 1" (5.84m x 3.38m)**

Double glazed window to front aspect, two double panelled radiators, laminated wooden effect flooring, electric wall mounted fire and double glazed French doors to...

## CONSERVATORY

**11' 8" x 9' 7" (3.56m x 2.92m)**

Double glazed windows, tiled floor and double glazed French doors giving access to the rear garden.

## FIRST FLOOR LANDING

Access to roof space, door to an airing cupboard and further doors to...

## BEDROOM ONE

**11' 2" x 11' 2" maximum (3.4m x 3.4m)**

Double glazed window to front aspect, single panelled radiator and fitted wardrobes.



## BEDROOM TWO

11' 6" x 9' 9" maximum (3.51m x 2.97m)

Double glazed window to front aspect, double glazed window to side aspect, single panelled radiator and a fitted wardrobe.

## BEDROOM THREE

8' 0" x 11' 2" maximum (2.44m x 3.4m)

Double glazed window to rear aspect and a single panelled radiator.

## BATHROOM

5' 6" x 8' 3" (1.68m x 2.51m)

Opaque double glazed window to rear aspect, tiled floor, tiled walls, heated towel rail, pedestal wash hand basin, low level WC and a panelled bath with chrome mixer style shower over.

## TO THE EXTERIOR

To the front of the property is a large driveway providing ample off road parking and side access to the garden. There is an excellent sized rear garden being much larger than the average property in the area having a paved patio area, stoned areas to provide low maintenance, good sized lawn, feature brick built pond with canopy over, timber summer house/store with power, side gated access to the front and fenced boundaries.

**FIXTURES & FITTINGS:** Some items may be available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed by the Vendor that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band A. (This information is provided from the Council Tax Valuation List Website).

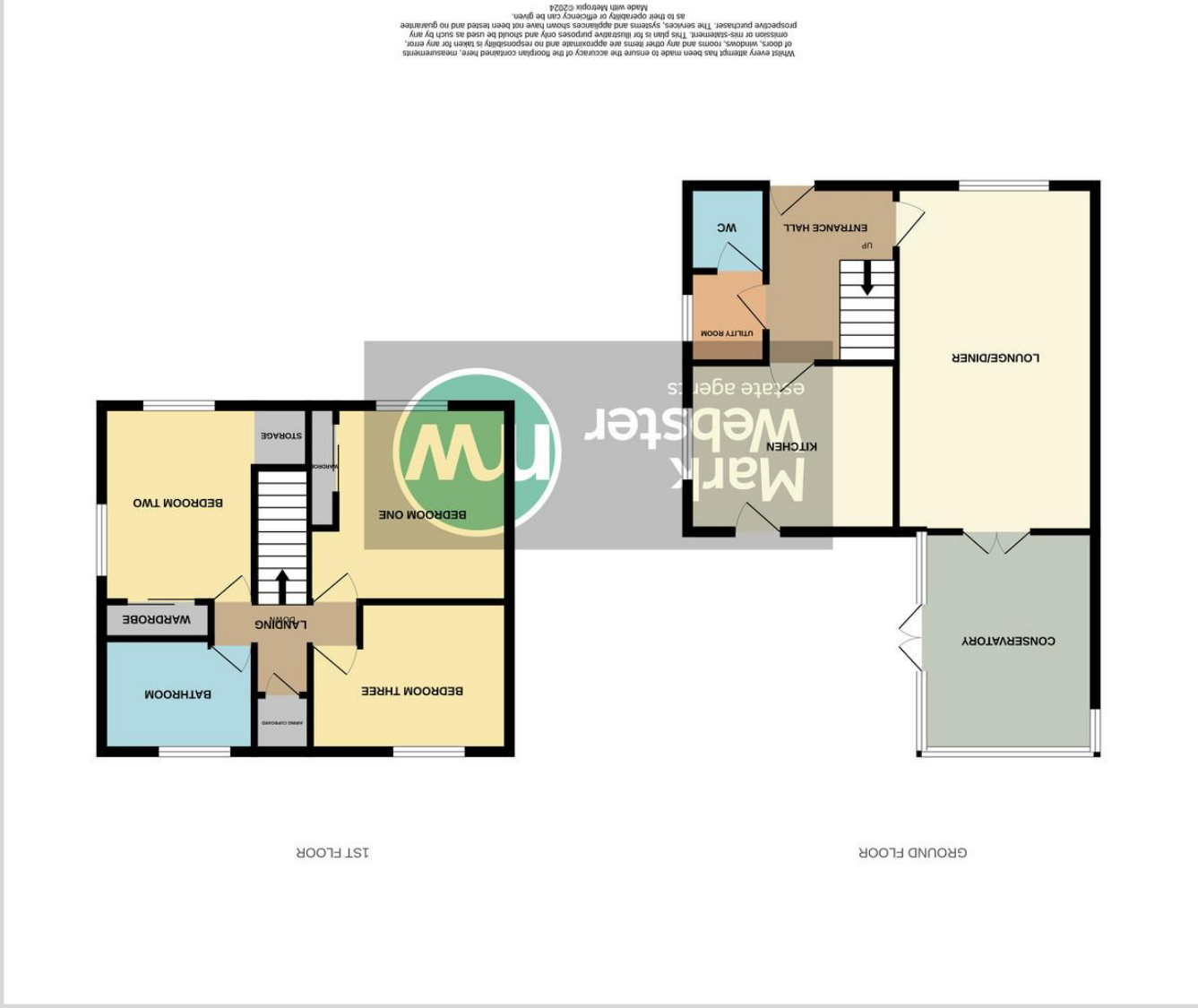
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Sat: 9:00am - 4:00pm



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