

Mark
Webster
estate agents



Stafford Street
Atherstone
£240,000

*** DECEPTIVELY SPACIOUS THREE BEDROOM HOME - ACCOMMODATION OVER THREE FLOORS - LONG REAR GARDEN ***. For sale with MARK WEBSTER estate agents is this traditional end terraced home briefly comprising: Dining room, lounge, kitchen, two first floor double bedrooms, ensuite, bathroom, attic bedroom and a long rear garden.

ENTRANCE HALL

Having an opaque double glazed entrance door, stunning period style floor, double panelled radiator, stairs leading to the first floor landing, door to a useful storage cupboard and further doors to...

DINING ROOM 14' 5" x 11' 9" plus bay window (4.39m x 3.58m)

Double glazed bay window to front aspect, two double panelled radiators and a feature tiled fireplace.

LOUNGE 12' 4" x 12' 9" (3.76m x 3.89m)

Double glazed window to rear aspect, double panelled radiator and a feature fireplace with 5kw multi-fuel burner.

KITCHEN 9' 9" x 14' 3" (2.97m x 4.34m)

Two double glazed window to side aspect, tiled floor, tall panel radiator, a range of base and eye level kitchen units, roll edge work surfaces, tiling to splash back areas, stainless steel sink, 'Neff' gas hob with stainless steel 'Neff' extractor above, 'Neff' electric cooker, space for an American style fridge/freezer and an opaque double glazed door giving access to the rear garden.

FIRST FLOOR LANDING

Double glazed skylight window, double panelled radiator, stairs to the attic bedroom and doors to...

BEDROOM ONE 12' 3" x 12' 9" (3.73m x 3.89m)

Double glazed window to rear aspect, double panelled radiator and a door to...

ENSUITE 6' 7" x 8' 1" (2.01m x 2.46m)

Opaque double glazed window to side aspect, vinyl floor, tiled walls, chrome heated towel rail, wash hand basin with useful vanity storage below, low level WC and a shower cubicle with chrome mixer style shower.

BEDROOM TWO 14' 3" x 11' 9" maximum (4.34m x 3.58m)

Double glazed window to front aspect and a double panelled radiator.

FAMILY BATHROOM 9' 8" x 7' 1" (2.95m x 2.16m)

Opaque double glazed window to side aspect, vinyl floor, tiled walls, chrome heated towel rail, panelled bath, shower cubicle with chrome mixer style shower, low level WC, wash basin and useful low level vanity storage.

CUPBOARD/WALK IN WARDROBE 3' 9" x 8' 3" (1.14m x 2.51m)

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



SECOND FLOOR LANDING

Double glazed 'Velux' skylight window and doors to...

ATTIC BEDROOM 18' 18" x 13' 1" maximum (5.94m x 3.99m)

Double glazed window to front aspect and a double panelled radiator.

STORAGE 11' 4" x 3' 9" (3.45m x 1.14m)

Double glazed 'Velux' skylight window and storage space.

TO THE EXTERIOR

The enclosed rear garden is of good length with a paved patio area, steps up to the lawn section, further planted seating area, and an allotment segment to the rear.

OUTBUILDING/UTILITY ROOM

Opaque double glazed window to side aspect, sink, space and plumbing for a washing machine and tumble dryer, separate WC and a store area.

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 B. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



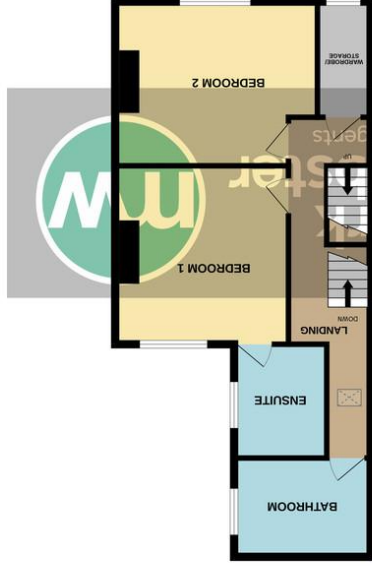
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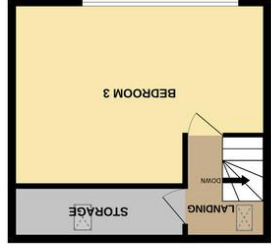
Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



661 sq ft. (61.4 sq m.) approx.



157 sq ft. (53.9 sq m.) approx.



308 sq ft. (28.6 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only. As to their suitability or otherwise can be given. Made with Metropix ©2021

TOTAL FLOOR AREA: 1,550 sq ft. (144.0 sq m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-92)		
C (69-81)		
D (55-69)	63	
E (39-55)		
F (21-39)		
G (1-21)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

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Property Mis-description Act 1991 – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

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