

Mark
Webster
estate agents



Nightingale Close
Atherstone

O.I.R.O **£200,000**

SPACIOUS THREE BEDROOM HOME - NO UPWARD CHAIN - LOW MAINTENANCE GARDENS. For sale with MARK WEBSTER estate agents is this very well situated property briefly comprising: Lounge, dining area, kitchen, additional kitchen area, guest WC, three good sized bedrooms and a shower room. Viewing is essential.

RECEPTION HALL

Having an opaque double glazed entrance door, stairs leading off to the first floor landing and door to the lounge.

LOUNGE

14' 6" x 11' 1" (4.44m x 3.38m)

Double glazed bow window to front aspect, double panelled radiator, feature bricked fireplace having a cast iron multi fuel burner and useful recessed log store, opening to the dining area.

DINING AREA

7' 4" x 7' 4" (2.26m x 2.26m)

Double glazed sliding patio doors leading out to the rear garden, double panelled radiator and sliding door to the kitchen.

KITCHEN

9' 8" x 6' 7" maximum (2.95m x 2.03m)

Double glazed window to rear aspect, double panelled radiator, tiled floor, fitted base and eye level units, roll edge work surfaces, stainless steel sink, appliance spaces, tiled walls, door to a useful under stairs storage cupboard and access to the additional kitchen area.

ADDITIONAL KITCHEN AREA

13' 1" x 5' 2" (3.99m x 1.6m)

Double glazed door leading out to the rear garden, door to the WC, double base unit, space for an electric cooker, space for a fridge freezer and an opaque double glazed door to the front porch area.

SIDE PORCH

Having a double glazed entrance door and two useful storage cupboards.

GUEST WC

4' 11" x 2' 3" (1.52m x 0.69m)

Opaque glazed window to rear aspect and low level WC.

FIRST FLOOR LANDING

Double glazed window to rear aspect, access to the roof storage space, door to the airing cupboard and further doors leading off to...



BEDROOM ONE

11' 5" x 10' 5" (3.48m x 3.2m)

Double glazed window to front aspect, single panelled radiator and a wide range of fitted bedroom furniture.

BEDROOM TWO

11' 8" x 10' 4" maximum (3.56m x 3.15m)

Double glazed window to front aspect, single panelled radiator and a useful storage cupboard.

BEDROOM THREE

11' 6" x 6' 5" (3.51m x 1.98m)

Double glazed window to rear aspect and single panelled radiator.

SHOWER ROOM

5' 4" x 6' 3" (1.65m x 1.93m)

Opaque double glazed window to rear aspect, single panelled radiator, low level WC, pedestal wash hand basin, corner shower cubicle, PVC panelled walls and ceiling.

TO THE EXTERIOR

The gardens benefit from being low maintenance with the front garden having artificial grass. The rear garden has a full width patio area, feature pond, garden shed, artificial grass and a useful side entrance gate.

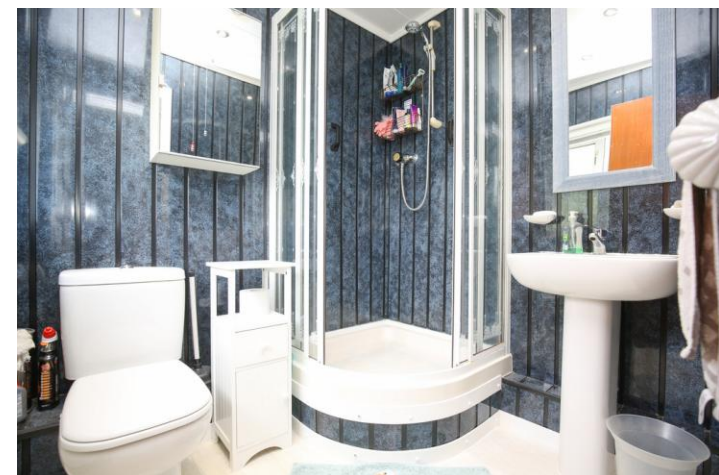
FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

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).

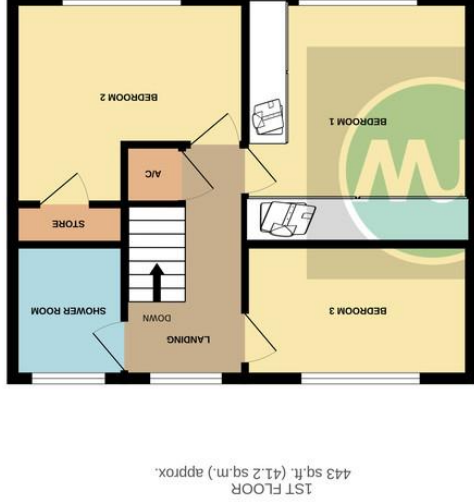
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Mon - Fri: 9:00am - 5:30pm
Sat: 9:00am - 4:00pm



TOTAL FLOOR AREA: 81.7 sq.m. (81.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		