

Mark
Webster
estate agents



Simmonds Way
Atherstone
£320,000

*** DESIRABLE DEVELOPMENT - CONVERTED GARAGE - PERFECT FAMILY HOME ***. For sale with MARK WEBSTER estate agents is this well positioned detached property briefly comprising: Guest WC, lounge/diner, study, kitchen, three bedrooms, bathroom, enclosed rear garden, shortened garage and off road parking. Viewing is essential.

ENTRANCE HALL

Doors leading off to...

GUEST WC

5' 2" x 2' 10" (1.57m x 0.86m)

Opaque double glazed window to front aspect, heated towel rail, low level WC and a hand wash basin with useful vanity storage below.

THROUGH LOUNGE/DINER

32' 0" x 10' 1" maximum (9.75m x 3.07m)

Double glazed window to front aspect, double glazed sliding doors giving access to the rear garden, three double panelled radiators, feature fireplace with decorative wooden surround, stairs leading off to the first floor landing and doors to...

STUDY

12' 8" x 7' 5" (3.86m x 2.26m)

Double panelled radiator and door to a useful under stairs storage cupboard.

KITCHEN

17' 5" x 7' 10" (5.31m x 2.39m)

Double glazed window to rear aspect, tiled floor, double panelled radiator, a range of tall, base and eye level kitchen units, roll edge work surfaces, tiled splash backs, stainless steel sink, gas hob, space for an eye level double oven, fridge/freezer, breakfast bar area, further appliance spaces and a door giving access to the rear garden.

FIRST FLOOR LANDING

Access to roof space and doors leading off to...

BEDROOM ONE

12' 10" x 9' 3" (3.91m x 2.82m)

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

BEDROOM TWO

8' 8" x 11' 4" maximum (2.64m x 3.45m)

(9' 3" minimum width) Double glazed window to rear aspect and a single panelled radiator.



BEDROOM THREE

7' 3" x 8' 5" (2.21m x 2.57m)

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

BATHROOM

7' 8" x 6' 4" (2.34m x 1.93m)

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

SHORTENED GARAGE

8' 0" x 6' 0" (2.44m x 1.83m)

Having double opening doors, power and light.

TO THE EXTERIOR

The front of the property offers a block paved driveway with access to the shortened garage, side gate to the rear garden and the entrance door. The enclosed rear garden is mainly paved with a small lawn section and access to a timber lean to.

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

SERVICES: We understand that all mains services are connected.

COUNCIL TAX BAND: C

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

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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		B 84
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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