



Station Street
Atherstone
£179,950

*** FULLY MODERNISED TRADITIONAL TERRACED HOME ~ TOWN CENTRE LOCATION ~ NO UPWARD CHAIN ***. We are delighted to be able to bring to the market this considerably improved Victorian terraced home briefly comprising: Lounge, kitchen/diner, utility room with guest WC, three bedrooms, bathroom & en-suite. Internal viewing is considered essential.

LOUNGE

14' 2" x 11' 4" (4.32m x 3.45m)

Having a uPVC entrance door with opaque double glazed window above, laminated wooden effect flooring, double glazed window to front aspect, radiator, stairs leading off to the first floor landing, feature cast iron fireplace with decorative wooden surround, panelled wooden door leading to...

REFITTED KITCHEN

12' 1" x 11' 4" (3.68m x 3.45m)

Having recessed LED ceiling down lights, double glazed window to rear aspect, laminated wooden effect flooring, radiator, range of refitted grey fronted base and eye level units, square edge work surfaces with matching up stands, inset stainless steel electric oven, electric hob with a stainless steel splash back and extractor hood, appliance spaces and a panelled wooden door leading to...

UTILITY ROOM/WC

10' 0" x 5' 9" (3.05m x 1.75m)

Having a double glazed side entrance door, double glazed window to side aspect, recessed LED ceiling down lights, laminated wooden effect flooring, radiator, fitted base units, square edge work surfaces with matching up stands, space and plumbing for a washing machine, stainless steel sink and a door to the guest WC.

FIRST FLOOR LANDING

Stairs leading off to the second floor main bedroom and doors giving access to...

BEDROOM TWO

11' 1" x 11' 5" (3.38m x 3.48m)

Double glazed window to front aspect, radiator, feature cast iron fireplace and a door to a useful over stairs storage cupboard.

BEDROOM THREE

12' 2" x 7' 0" maximum (3.71m x 2.13m)

Double glazed window to rear aspect, radiator and a feature cast iron fireplace with decorative wooden surround.

FIRST FLOOR SHOWER ROOM

6' 5" x 4' 0" (1.96m x 1.22m)

Having wooden effect vinyl floor, chrome towel radiator, low level WC, wash basin with useful vanity storage beneath, corner panelled shower enclosure having an electric shower.



FIRST FLOOR BEDROOM ONE

8' 8" x 10' 4" (2.64m x 3.15m)

Double glazed window to front aspect, radiator and a door to the en-suite.

ENSUITE

5' 7" x 7' 2" into shower enclosure (1.7m x 2.18m)

Having wood effect vinyl floor, low level WC, wash basin with vanity storage beneath, panelled shower enclosure having an electric shower and a chrome towel radiator.

TO THE EXTERIOR

The property has a small enclosed rear garden having fenced boundaries with rear gated access.

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

SERVICES: We understand that all mains services are connected.

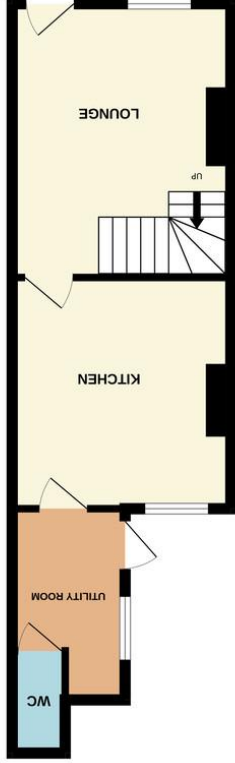
TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

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).

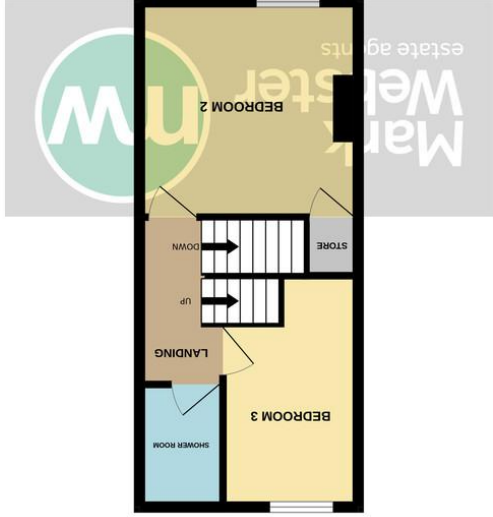
DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



GROUND FLOOR
961 sq.ft. (23.5 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



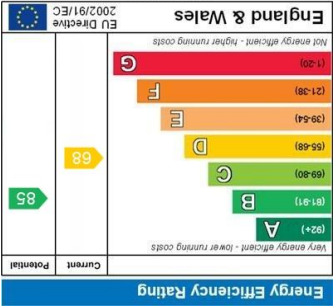
2ND FLOOR
159 sq.ft. (14.8 sq.m.) approx.



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



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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.

Misrepresentation Act 1937 – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.

