



Ratcliffe Street  
Atherstone  
£275,000

\*\*\*MAGNIFICENT GEORGIAN TOWN HOUSE - BEAUTIFULLY PRESENTED THROUGHOUT - PERIOD FEATURES\*\*\*. Offering this truly stunning Georgian Town House briefly comprising: Lounge, guest WC, superb kitchen, double bedroom, bathroom, second floor bedroom with en-suite, further bedroom, low maintenance rear garden with parking available. Internal viewing is essential to appreciate the standard of the accommodation on offer.

### Reception Hall

Having a composite style double glazed side entrance door, attractive tiled floor, stairs leading off to the first floor landing and oak door to the sitting room.

### Sitting Room 14'7" x 8'10"

Having stunning engineered oak flooring, double panelled radiator, two double glazed sash style windows to side aspect, chimney breast with feature recessed beam and inset flue less cast iron log effect gas stove, exposed ceiling beams and oak door to the inner hallway.

### Inner Hallway

Attractive tiled floor, single panelled radiator, opening to the kitchen and oak door to the guest WC.

### Guest Cloakroom/WC

Attractive tiled floor, low level WC, wash basin, chrome towel radiator and tiling to half height.

### Kitchen 12'6" x 10'6" into bay window

Recessed LED ceiling down lighters, modern tall black radiator, attractive tiled floor, range of re-fitted base and eye level units, tall unit housing the single electric oven, built in washing machine, built in fridge freezer, solid oak square edge work surfaces, inset CDA digital ceramic hob with CDA extractor hood above, ceramic sink unit with modern mixer tap over, bay to rear aspect with side windows and centre stable style double glazed door leading out to the rear garden.

### First Floor Landing

Sash style double glazed window to side aspect, stairs leading off to the second floor landing, single panelled radiator and doors leading off to...

### Bedroom Two 15'5" x 9'4" maximum

Sash style double glazed window to side aspect, single panelled radiator, door to a useful under stairs storage cupboard and further door to an over stairs storage cupboard.

### Bathroom 10'4" x 10'3" to fitted boiler cupboard

Recessed LED ceiling down lighters, exposed ceiling beams, secondary double glazed bay window to rear aspect, traditional style radiator with gold effect towel holder, low level WC, traditional style wash basin, centre roll top style bath set on claw feet having a gold effect mixer tap with shower head attachment, fully tiled shower cubicle having a gold effect mixer style shower with rainfall style shower head, stunning coloured tiled floor and door to the storage cupboard housing the wall mounted combination central heating boiler.





## Second Floor Landing

Double glazed window to side aspect and oak doors giving access to the two bedrooms and double access en-suite shower room.

## Bedroom One 11'6" x 12'7" maximum

Double panelled radiator, double glazed window to side aspect, stunning exposed floorboards and door to the en-suite shower room.

## En-Suite Shower Room (also can be accessed from the landing space)

Double glazed Velux window, low level WC, pedestal wash hand basin, chrome towel radiator, fully tiled corner shower cubicle having a Mira electric shower and attractive tiling to splash back areas.

## Bedroom Three 12'6" x 10'3" maximum into the bay

Single panelled radiator and secondary double glazed bay window to rear aspect.

## To The Exterior

There is a fully enclosed rear garden that has wooden gated side access and is mainly artificial lawn for low maintenance. There is also an off road parking space located to the side of the property.

**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 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



GROUND FLOOR  
312 sq. ft. (29.0 sq.m.) approx.

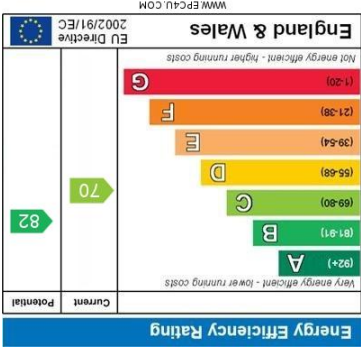


1ST FLOOR  
318 sq. ft. (29.6 sq.m.) approx.



2ND FLOOR  
316 sq. ft. (29.4 sq.m.) approx.

Whilst 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 errors, omission 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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