



Herring Road
Atherstone
£310,000

*** IMMACULATE FAMILY HOME ~ CONVERTED GARAGE ~ ENSUITE ~ NO UPWARD CHAIN ***. For sale with MARK WEBSTER estate agents is this very nicely situated three bedroom detached property briefly comprising: Kitchen, dining room, rear lounge, three bedrooms, bathroom & en-suite, double width driveway and well cared for gardens. Viewing is essential.

OPEN PLAN ENTRANCE HALL

Accessed from the double glazed reception porch, laminated wooden effect flooring, recessed LED ceiling down lights, arched opening to the dining room, further arched opening to the kitchen and doors to the guest WC and rear lounge.

GUEST WC

7' 1" x 3' 2" (2.16m x 0.97m)

Low level WC, wash basin, feature wooden panelled wall and a radiator.

DINING ROOM

11' 9" x 7' 3" (3.58m x 2.21m)

Double glazed window to front aspect, double panelled radiator, feature brick effect wall, laminated wooden effect flooring and a door to a good sized store room/utility with plumbing for a washing machine.

KITCHEN

10' 8" x 7' 2" (3.25m x 2.18m)

Double glazed window to front aspect, laminated wooden effect flooring, range of Shaker style kitchen units, eye level double oven and microwave, integrated fridge freezer, built in dishwasher, wooden square edge work surfaces, 5 ring gas hob with a black extractor hood above, brick effect splash backs.

LOUNGE

18' 4" x 10' 5" (5.59m x 3.18m)

Laminated wooden effect flooring, stairs leading off to the first floor landing, recessed LED ceiling down lights, radiator and double glazed French doors to the conservatory.

CONSERVATORY/GARDEN ROOM

9' 0" x 8' 4" (2.74m x 2.54m)

Having an insulated roof with double glazed sky lights, recessed LED ceiling down lights, double glazed windows with French doors leading out to the rear garden.

FIRST FLOOR LANDING

Double glazed window to side aspect, access to the roof storage space and doors leading off to...

BEDROOM ONE

12' 4" x 9' 4" (3.76m x 2.84m)

Double glazed window to front aspect, single panelled radiator, laminated wooden effect flooring and a door to the en-suite.



EN-SUITE

Opaque double glazed window to front aspect, low level WC, wash basin with useful vanity storage beneath, tiled shower enclosure having an electric shower, chrome towel radiator and recessed LED ceiling down lights.

BEDROOM TWO

9' 9" x 9' 4" (2.97m x 2.84m)

Double glazed window to rear aspect, single panelled radiator, laminated wooden effect flooring and fitted wardrobes.

BEDROOM THREE

8' 8" x 6' 6" (2.64m x 1.98m)

Double glazed window to rear aspect, laminated wooden effect flooring and a single panelled radiator.

BATHROOM

6' 4" x 6' 1" (1.93m x 1.85m)

Opaque double glazed window to side aspect, chrome towel radiator, low level WC, wash basin with useful vanity storage beneath, bath with a chrome mixer style shower over, shower screen, tiled walls and recessed LED ceiling down lights.

TO THE EXTERIOR

To the front of the property there is a double width driveway providing off road parking with side gated access to the rear garden. The rear garden has a paved patio, lawn, raised planted border, timber storage shed and fenced boundaries.

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 C. (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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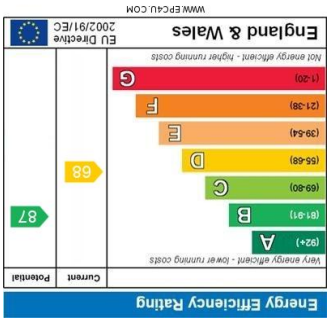
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