



Marie Close
Atherstone
£325,000

*** GOOD SIZED PROPERTY ON AN EXCELLENT PLOT - LARGE DRIVEWAY - CONVERTED GARAGE ***. For sale with MARK WEBSTER estate agents is this well situated spacious family home briefly comprising: Guest WC, kitchen/diner, lounge, office/playroom, four bedrooms, bathroom, brick built garden workshop/store. Viewing is essential.

ENTRANCE HALL

Having an opaque double glazed entrance door, double panelled radiator, stairs leading off to the first floor landing, door to a useful storage cupboard and further doors leading off to...

WC

6' 5" x 3' 4" (1.96m x 1.02m)

Low level WC, pedestal wash hand basin and a tiled splash back.

LOUNGE

16' 8" x 12' 8" (5.08m x 3.86m)

Double glazed window to front aspect, double glazed side door leading out to the rear garden, laminated wooden effect flooring, double panelled radiator, feature fireplace and a door to the kitchen/diner.

KITCHEN/DINER

11' 10" x 14' 1" maximum (3.61m x 4.29m)

Double glazed windows to rear and side aspects, double panelled radiator, wall mounted Vaillant combination central heating boiler, range of fitted base and eye level units, roll edge work surfaces, stainless steel sink, space and plumbing for a washing machine and dishwasher, gas cooker space, tiled splash back areas, useful storage recess and a door to the entrance hall.

OFFICE/PLAYROOM

16' 3" x 7' 9" (4.95m x 2.36m)

A flexible room that could easily be used as an additional bedroom/formal dining room if required.

FIRST FLOOR LANDING

Having two useful storage cupboards, double glazed window to rear aspect and doors leading off to...

BEDROOM ONE

15' 8" x 8' 2" (4.78m x 2.49m)

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

BEDROOM TWO

12' 6" x 8' 10" (3.81m x 2.69m)

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



BEDROOM THREE

10' 4" x 8' 1" (3.15m x 2.46m)

Double glazed window to rear aspect, single panelled radiator and a door to a storage cupboard.

BEDROOM FOUR

8' 9" x 10' 4" (2.67m x 3.15m)

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

BATHROOM

5' 9" x 6' 6" (1.75m x 1.98m)

Opaque double glazed window to front aspect, single panelled radiator, low level WC, pedestal wash hand basin, panelled bath with an electric shower over and tiled walls.

TO THE EXTERIOR

To the front of the property there is a large driveway providing ample off road parking with side gated access to the rear garden. The property stands on a generous plot with good size gardens to the side and rear that are mainly laid to lawn with well established borders, large paved patio and a useful brick built workshop/store.

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

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

SERVICES: We understand that all mains services are connected.

COUNCIL TAX We understand this property has been placed in Council Tax Band D. (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.



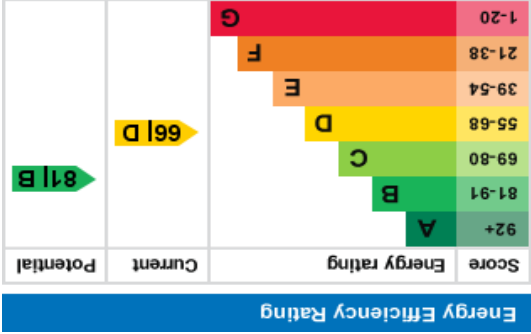
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Sat: 9:00am – 4:00pm



Energy Performance Rating:



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TOTAL FLOOR AREA: 1164 sq.ft. (108.2 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 error, 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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