

Mark
Webster
estate agents



Tenter Street
Atherstone
£175,000

*** NO UPWARD CHAIN ~ THREE BEDROOMS ~ TOWN CENTRE LOCATION ***.
For sale with MARK WEBSTER estate agents is this spacious three storey Victorian end terraced property briefly comprising: Two reception rooms, kitchen, ground floor shower room, two first floor bedrooms, large second floor bedroom and an enclosed rear garden. Early viewing is a must.

FRONT RECEPTION ROOM

12' 4" x 11' 10" (3.76m x 3.61m)

Having an opaque double glazed entrance door, engineered oak flooring, feature fireplace with an inset gas fire, double panelled radiator and a door to...

REAR RECEPTION ROOM

12' 3" x 9' 8" (3.73m x 2.95m)

Double glazed window to rear aspect, tiled floor, double panelled radiator, stairs leading off to the first floor landing, door to an under stairs storage cupboard, feature cast iron fireplace and a door to the kitchen.

KITCHEN

7' 9" x 6' 6" (2.36m x 1.98m)

Double glazed window to side aspect, tiled floor, range of fitted kitchen units, wooden effect roll edge work surfaces, stainless steel sink, inset low level double oven, electric hob with an extractor hood above, tiled splash back areas, space and plumbing for a washing machine and access to...

REAR LOBBY AREA

Having an opaque double glazed side door leading out to the rear garden, space for a fridge freezer, tiled floor and a door to...

SHOWER ROOM

8' 6" x 6' 5" (2.59m x 1.96m)

Tiled floor, opaque double glazed window to side aspect, chrome towel radiator, single panelled radiator, low level WC, pedestal wash hand basin, walk in style shower enclosure having an electric shower, PVC panelled and tiled walls.

FIRST FLOOR LANDING

Having a door to the stairs leading off to the second floor bedroom and further doors to...

BEDROOM ONE

14' 3" x 11' 10" (4.34m x 3.61m)

Two double glazed windows to front aspect, single panelled radiator and a door to the over stairs storage cupboard.



BEDROOM TWO

9' 8" x 14' 2" maximum (2.95m x 4.32m)

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

BEDROOM THREE

13' 2" x 14' 8" (4.01m x 4.47m)

Double glazed window to front aspect, double panelled radiator and a door to a good sized eaves storage space.

TO THE EXTERIOR

The property has an enclosed rear garden being mainly paved for low maintenance with fenced boundaries and side gated access leading to the front.

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).

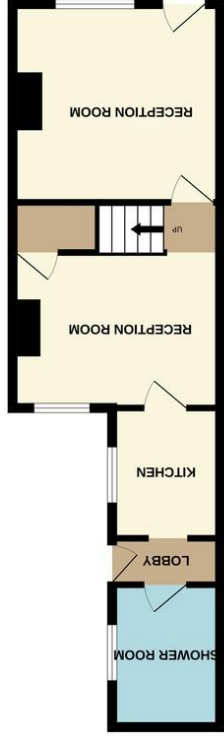
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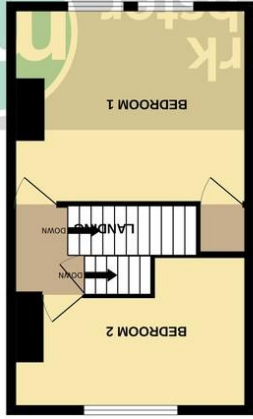
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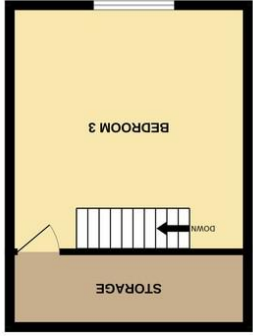
Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



GROUND FLOOR
409 sq. ft. (38.0 sq.m.) approx.



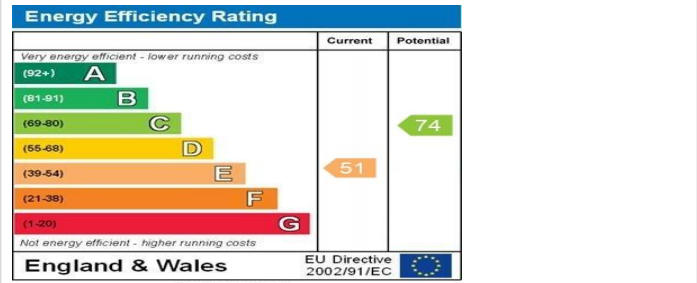
1ST FLOOR
308 sq. ft. (28.4 sq.m.) approx.



2ND FLOOR
271 sq. ft. (25.2 sq.m.) approx.



While 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, omissions or mis-statements. 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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