



Ratcliffe Road
Atherstone
£300,000

*** EDGE OF TOWN LOCATION ~ MUCH IMPROVED FAMILY HOME ~ 3 DOUBLE BEDROOMS ***. For sale with MARK WEBSTER estate agents is this delightful detached property briefly comprising: Guest WC, kitchen, dining room, lounge, side utility room, three double bedrooms, good sized bathroom, rear garage & parking. Viewing is essential.

Nestled in the heart of North Warwickshire, Atherstone is a charming market town that blends historic character with modern convenience. Set along the ancient Roman Watling Street, the town boasts excellent transport connections, including easy access to the M42, M6 and M1 motorways, as well as a direct rail service to London and Crewe.

Today, Atherstone offers a welcoming atmosphere with a blend of independent shops, cafés, and local amenities, alongside peaceful canal walks and open green spaces. Its excellent transport links, strong community spirit and attractive mix of period and modern homes make it a delightful and well-connected place to live.

The accommodation comprises in more detail as follows:

RECEPTION PORCH 6' 3" x 3' 2" (1.91m x 0.97m)

Having a double glazed entrance door, tiled floor, double glazed windows and an internal glazed door leading to...

ENTRANCE HALL

Stairs leading off to the first floor landing, wooden flooring, double panelled radiator and doors to...

GUEST WC 7' 4" x 3' 2" (2.24m x 0.97m)

Opaque double glazed window to rear aspect, chrome towel radiator, tiling to half height, low level WC, wash basin with useful storage beneath.

KITCHEN 10' 9" x 9' 4" (3.28m x 2.84m)

Double glazed window to rear aspect with a side entrance door, wooden flooring, range of fitted kitchen units, roll edge work surfaces, Range style electric cooker with an extractor hood above, stainless steel sink, integrated fridge freezer, built in dishwasher and tiling to half height.

DINING ROOM 13' 9" x 7' 10" (4.19m x 2.39m)

Door to a useful under stairs storage cupboard, single panelled radiator, open plan through to the lounge and a door to the utility room.

LOUNGE 17' 3" x 10' 5" (5.26m x 3.18m)

Double glazed bow window to side aspect, double glazed window to rear aspect, double panelled radiator, modern recessed log effect living flame gas fire and glazed French doors to the conservatory.

CONSERVATORY 11' 8" x 7' 9" (3.56m x 2.36m)

Having double glazed windows, single panelled radiator, tiled floor and a double glazed door leading out the garden.

UTILITY ROOM 22' 2" x 4' 1" (6.76m x 1.24m)

Having double glazed windows, tiled floor, double glazed door to the rear, range of fitted units, roll edge work surfaces, stainless steel sink, space and plumbing for a washing machine, further appliance spaces, PVC panelled walls.

FIRST FLOOR LANDING

Opaque double glazed window to side aspect, door to the over stairs airing cupboard and further doors leading off to...



BEDROOM ONE 13' 10" x 10' 3" (4.22m x 3.12m)

Double glazed window to rear aspect, single panelled radiator and a fitted double wardrobe.

BEDROOM TWO 13' 10" x 8' 2" (4.22m x 2.49m)

Double glazed window to front aspect, single panelled radiator and a fitted double wardrobe.

BEDROOM THREE 10' 5" x 7' 9" (3.18m x 2.36m)

Double glazed window to front aspect, single panelled radiator and a fitted double wardrobe.

BATHROOM 7' 9" x 6' 4" (2.36m x 1.93m)

Opaque double glazed window to rear aspect, recessed ceiling down lights, chrome towel radiator, tiled walls, low level WC, wash basin with useful vanity storage beneath, shower style bath having an electric shower over, shower screen, tiled walls and a useful shaver connection point.

TO THE EXTERIOR

The property has gardens to three sides that have been landscaped to provide low maintenance having a good sized rear paved area, large stoned area with borders to the side, fenced boundaries and side gated access. Located to the rear is a tandem driveway providing off road parking and access to the single garage.

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 D (This information is provided from the Council Tax Valuation List Website).

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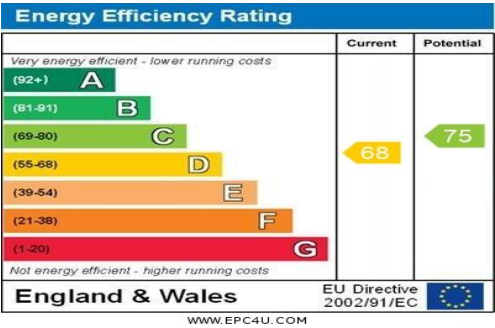
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