



Ribbon Avenue
Ansley Village
£260,000

*** RECENTLY BUILT 3 BEDROOM FAMILY HOME - VERY NICELY SITUATED - PLEASANT REAR ASPECT - IMPRESSIVE KITCHEN/DINER ***. For sale with MARK WEBSTER estate agents is this immaculate modern three bedroom semi detached property located in the popular village of Ansley briefly comprising: Guest WC, lounge, kitchen/diner, three bedrooms and a family bathroom. Viewing is considered essential.

RECEPTION HALL

Having an opaque double glazed entrance door, stairs leading off to the first floor landing, double panelled radiator, luxury vinyl tile flooring, door to the kitchen and a further door to the lounge.

LOUNGE

14' 9" x 9' 9" (4.5m x 2.97m)

Double glazed window to front aspect, double panelled radiator and luxury vinyl tile flooring.

KITCHEN/DINING/FAMILY ROOM

17' 5" x 16' 5" maximum (5.31m x 5m)

An excellent living space overlooking the rear garden having three large double glazed sky light windows, double glazed window to rear aspect, French doors leading out to the rear garden, luxury vinyl tile flooring, double panelled radiator, wide range of 'Shaker' style kitchen units, eye level stainless steel double oven, integrated fridge freezer, wooden effect roll edge work surfaces with matching up stands, stainless steel sink, 5 ring stainless steel gas hob with a stainless steel splash back and extractor hood, recessed LED ceiling down lights and double opening doors to a useful small utility area with appliance spaces.

FIRST FLOOR LANDING

Access to the roof storage space, door to a useful storage cupboard and further doors leading off to...

BEDROOM ONE

11' 2" x 8' 9" (3.4m x 2.67m)

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

BEDROOM TWO

10' 1" x 8' 9" (3.07m x 2.67m)

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

BEDROOM THREE

8' 4" x 6' 6" (2.54m x 1.98m)

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



BATHROOM

8' 4" x 6' 6" (2.54m x 1.98m)

Opaque double glazed window to front aspect, chrome towel radiator, low level WC, wash basin with useful vanity storage beneath, panelled bath with a chrome mixer tap with shower head attachment, tiled shower cubicle having a chrome mixer style shower, attractive tiling to splash back areas, eye level tiled recess with glass shelving and display lighting, recessed LED ceiling down lights.

TO THE EXTERIOR

The property has a tandem driveway to the side with gated access to the rear garden. The rear garden is a generous size being mainly laid to lawn with a paved patio 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.



131 Long Street
Atherstone, Warwickshire
CV9 1AD

www.markwebsterandco.co.uk
01827 720 777

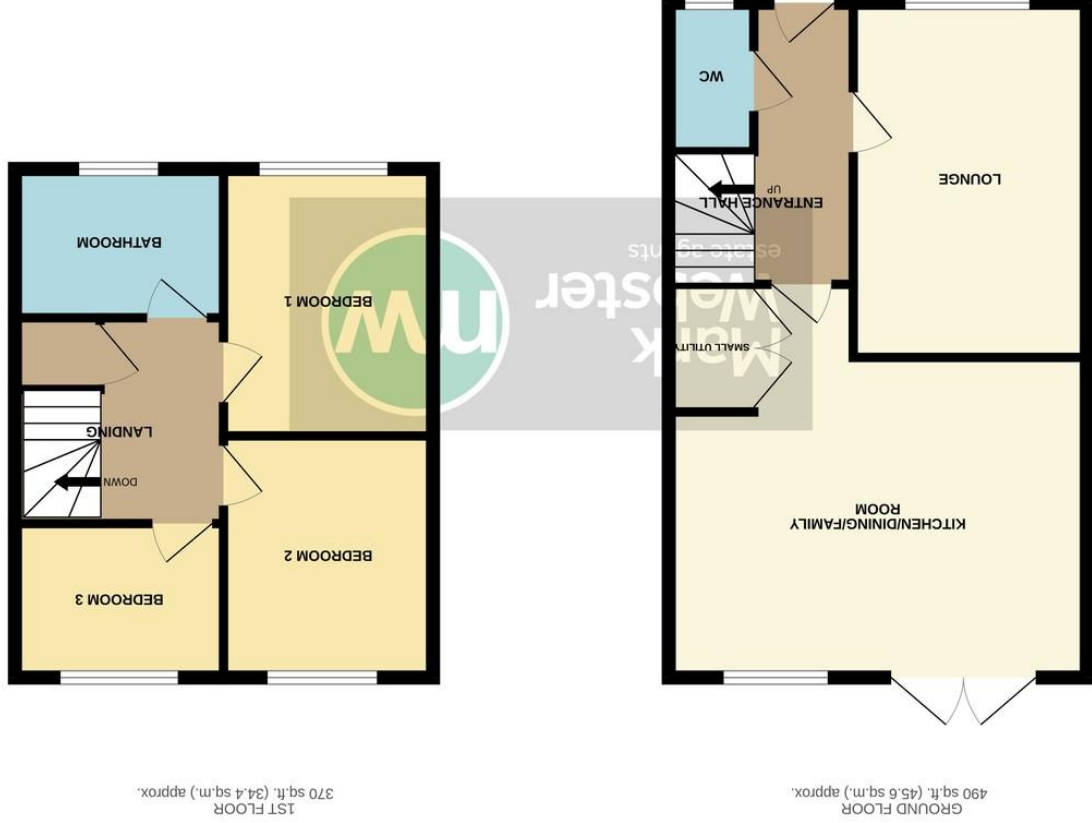
Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



COMPANY DISCLAIMER – All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

Property Mis-description Act 1991 – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1937 – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any 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.
Made with Keyplan ©2024