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For Sale

Tel: 024 7635 7645



£130,000

8 Lobstick Drive, Wood End, Atherstone CV9 2SF



E-mail: sales@keystateagents.com

KEY ESTATE AGENTS

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A fantastic opportunity to own a unique park home on a quiet site in Wood End, Atherstone. The property comprises of a spacious open plan kitchen and living room, two bedrooms and bathroom with full-sized bath. Externally there is a large patio area to the rear and to the side there is a well kept ornamental garden and parking spaces for two cars. The site is strictly for Over 55's Only.

EPC: N/A

Tenure: N/A

Council Tax Band: A

Ground Rent: £2325 Per Year

Water & Sewerage: £440 Per Year

Entrance



Steps leading to decked area, French Doors leading to living accommodation.

Kitchen and Living Area 16'0" x 11'9" (4.897 x 3.593)



Spacious open plan living accommodation. Modern electric fireplace and large radiator to living area. Kitchen comprises of a variety of floor and wall units, with integrated oven. Windows to both sides, allowing a light and airy feel.

Hallway



Well decorated hallway, gaining light from side entrance door, with doors leading to the Bedrooms and Bathroom.

Master Bedroom 9'1" x 7'2" (2.793 x 2.207)



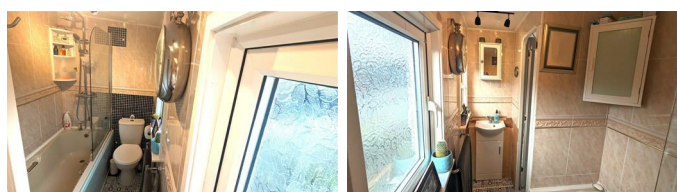
Double bedroom with radiator and window to rear aspect.

Bedroom Two 5'1" x 6'11" (1.564 x 2.128)



Converted into a dressing room, Bedroom Two benefits from fitted wardrobes, storage cupboard and window to side aspect.

Bathroom 9'0" x 4'2" (2.765 x 1.289)



Full sized bath with shower over, WC and Basin. Window to side aspect.

Garden



Large garden benefitting from patio area to the rear, housing a shed and LPG Gas tank. To the side there is an ornamental garden and decking area.

Parking

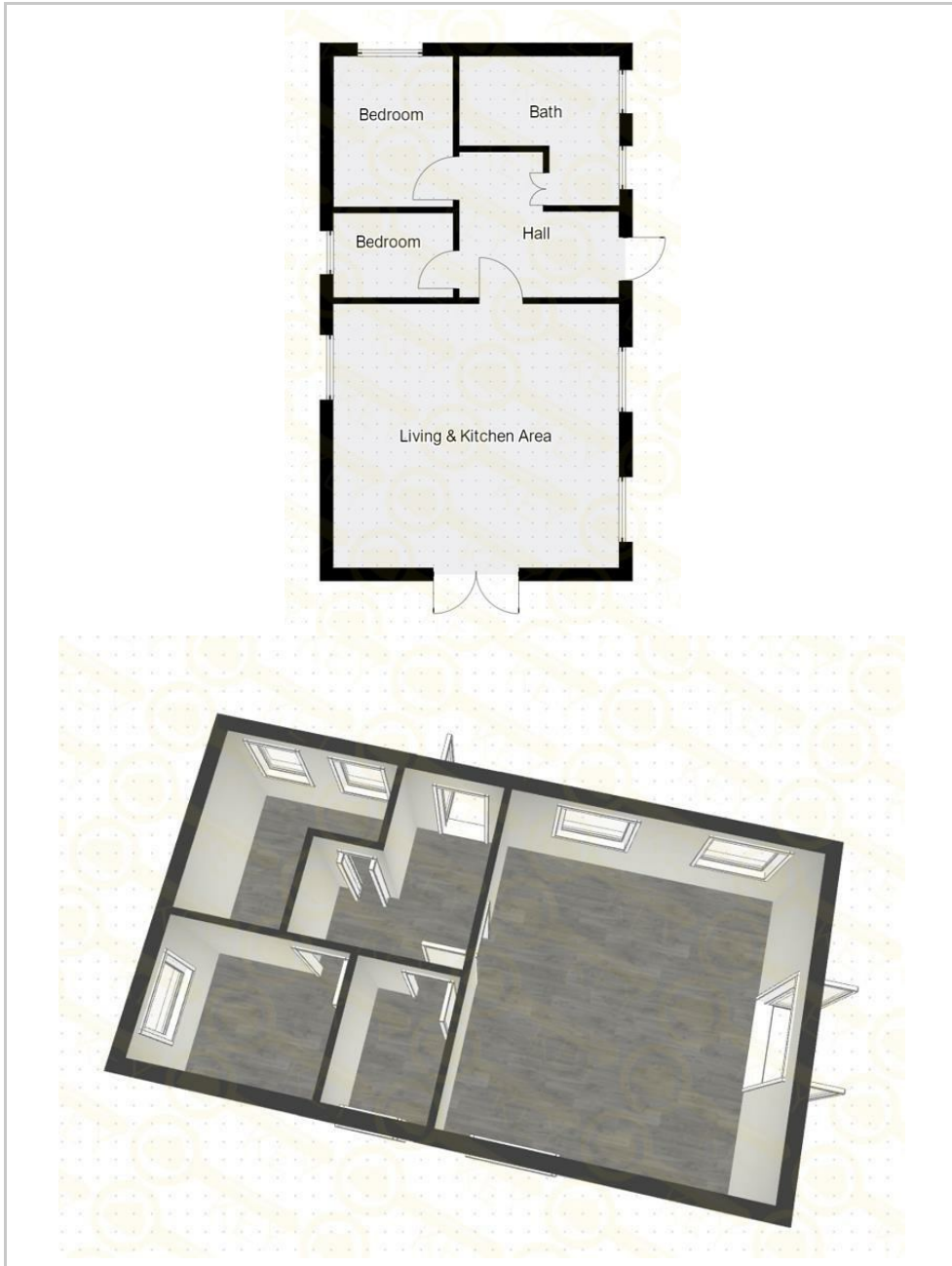
Off road parking to the side, enough space for two vehicles.

Agents Notes

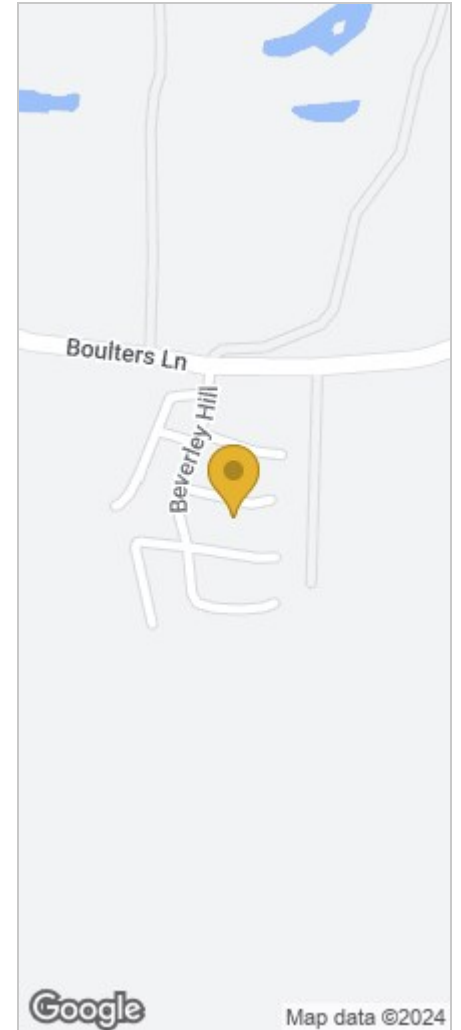
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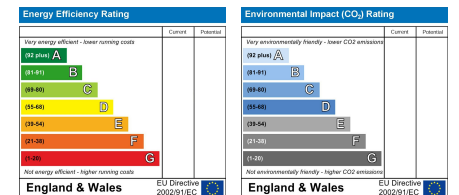
Floor Plan



Area Map



Energy Efficiency Graph



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