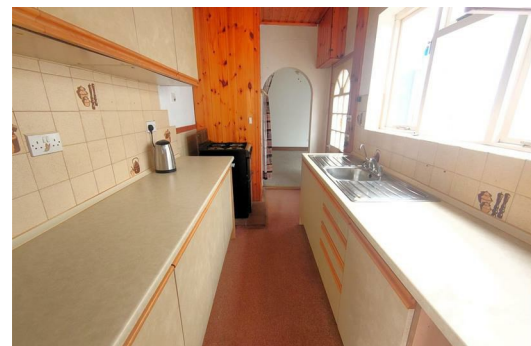




**Boulters Lane, Atherstone  
CV9 2QE  
Offers In The Region Of £170,000**

Pointons Estate Agents are pleased to welcome to market Two Bedroom End Terrace in the village of Wood End, having good transport links and being close to the market town of Atherstone. In brief the property comprises of Reception Lounge, Living Room, Kitchen, Utility Area, Sun Room, Two Double Bedrooms and Bathroom. Outside the property has a paved driveway to the front and to the rear is a paved patio, lawn and easy to maintain borders. This UPVC Double Glazed and Centrally Heated property really must be viewed. Offered with NO CHAIN



**Reception Lounge**

10'9" x 12'11" (3.27m x 3.94m)

Having UPVC entrance door, cast fireplace for solid fuel fire, central heating radiator, power points, UPVC double glazed bay window and door to:

**Living Room**

15'7" x 12'11" (4.76m x 3.94m)

Having cast fireplace for solid fuel fire, central heating radiator, door to stairs leading to first floor landing, recessed storage cupboard, power points, UPVC double glazed French doors to the summer Room and door to:

**Kitchen**

11'11" x 6'4" (3.62m x 1.92m)

Having stainless steel double drainer sink unit set in a rolled top work surface with fitted units below, space for domestic appliance. Further matching rolled top work surface with a range of fitted units above and below, tiled splash backs, gas cooker point and power points. Storage cupboard housing the combination boiler, door to Summer Room, UPVC double glazed flush window and archway to:

**Utility Area**

5'0" x 6'4" (1.53m x 1.92m)

Having plumbing for domestic appliance, wall unit, central heating radiator, power points and two UPVC double glazed flush windows.

**Sun Room**

11'0" x 5'4" (3.36m x 1.62m)

Being UPVC with UPVC double glazed windows and having central heating radiator, power points and UPVC French doors to the rear garden patio.

**Landing**

Stairs to the first floor landing with doors off which leads:

**Bedroom 2**

11'0" x 12'11" (3.35m x 3.94m)

Having recessed storage, loft access, central heating radiator, power points and UPVC double glazed flush window.

**Bedroom 1**

12'7" x 12'11" (3.83m x 3.94m)

Having central heating radiator, power points, UPVC double glazed flush window overlooking the rear garden and door to:

**Bathroom**

Having a coloured suite comprising of a panelled Spa bath with antique effect shower mixer taps, pedestal wash hand basin and low level WC. Separate shower cubicle with fitted shower fed by the combination boiler. Central heating radiator, extractor fan and UPVC double glazed frosted flush window.

**Outside**

The property has the benefit of a paved driveway, with side path to entrance door and to the side trades entrance to the rear garden. The rear, briefly comprises of a paved patio with shed, lawn, easy to maintain borders, brick store to the far end and boundary fencing.

**Tenure**

We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is B payable to NWBC, EPC rating of to be confirmed

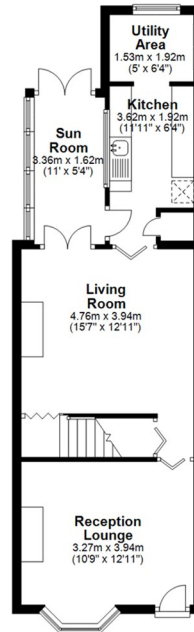
**General**

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

**Like This Property?**

If you like this property and need to sell, Pointons offer a free market appraisal of your home and can also connect you to a mortgage advisor for free budgeting advice.


**Ground Floor**  
Approx. 49.5 sq. metres (521.8 sq. feet)




**First Floor**  
Approx. 39.6 sq. metres (426.0 sq. feet)



Total area: approx. 88.1 sq. metres (947.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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