

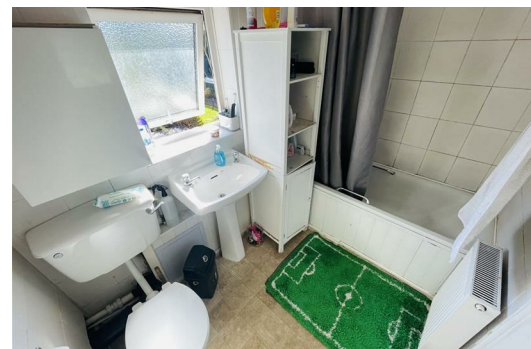


**14 St. Georges Road, Atherstone
CV9 3BS
Asking Price £195,000**

Nestled on the charming St. Georges Road in Atherstone, this delightful terraced house presents an excellent opportunity for both first-time buyers and families seeking a new home. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones.

With three well-proportioned bedrooms, there is ample space for relaxation and personalisation, making it an ideal setting for a growing family or those in need of a home office. The single bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the absence of a chain, allowing for a smoother and more efficient purchasing process. This is particularly advantageous for those eager to settle into their new home without unnecessary delays.

The location on St. Georges Road offers a blend of tranquillity and accessibility, with local amenities and transport links within easy reach. This makes it a perfect choice for those who appreciate the convenience of town living while still enjoying a peaceful residential environment. Viewings are by prior appointment



Entrance

Via double glazed entrance door leading into:

Entrance Hall

Radiator, wooden laminate flooring, stairs to first floor landing, doors to:

Lounge

9'6" x 11'0" (2.90m x 3.35m)

Double glazed window to front, radiator, wooden laminate flooring.

Store Room

Double glazed window to front, double radiator.

Kitchen

9'7" x 8'6" (2.92m x 2.59m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, plumbing for washing machine, space for fridge, electric fan assisted oven, four ring gas hob, double glazed window to rear, wooden laminate flooring, double glazed door to rear garden and further door to:

Dining Room

8'7" x 14'4" (2.62m x 4.37m)

Double glazed window to rear, radiator, wooden laminate flooring.

Landing

Access to loft space, doors to:

Bedroom

11'3" x 10'9" (3.42m x 3.28m)

Double glazed window to front, radiator, door to Storage cupboard

Bedroom

11'4" x 11'5" (3.45m x 3.47m)

Double glazed window to front, radiator, door to Storage cupboard.

Bedroom

6'3" x 10'11" (1.90m x 3.34m)

Double glazed window to rear, window to rear, radiator.

WC

Double glazed window to rear, fitted with two piece suite comprising, pedestal wash hand basin with mixer tap and low-level WC, wooden laminate flooring.

Bathroom

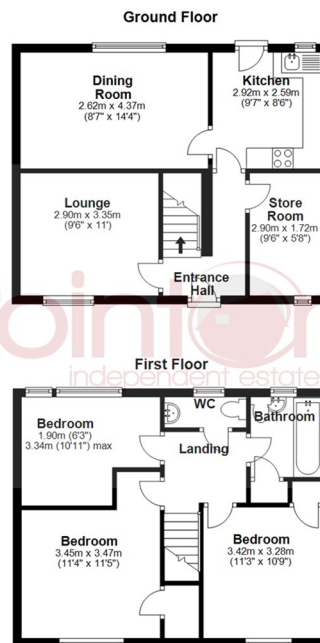
Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiling to all walls, obscure double glazed window to rear, door to Storage cupboard

Outside

To the rear is an enclosed garden mainly laid to lawn with patio area. To the front is a block paved driveway providing.

General Information

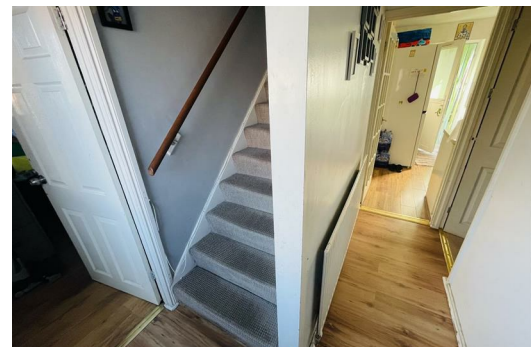
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax payable to North Warwickshire Borough Council and is band A



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		62
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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