



**St. Georges Road, Atherstone
CV9 3BS
Asking Price £165,000**

Nestled on the charming St. Georges Road in Atherstone, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. With no chain involved, the property is ready for immediate occupancy, making it an ideal choice for first-time buyers or those looking to downsize.

The house features a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings in. The two bedrooms offer ample space for relaxation, whether you envision a peaceful sanctuary or a vibrant guest room. The bathroom is conveniently located, ensuring ease of access for all residents.

Atherstone is a lovely market town, known for its friendly community and convenient amenities. Residents will appreciate the nearby shops, schools, and parks, all within easy reach. The property is also well-connected to public transport, making it simple to explore the surrounding areas.

This house on St. Georges Road is a wonderful opportunity to create a home tailored to your needs. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to view this charming property and envision your future here.



Entrance

Via canopy porch leading into:

Entrance Hall

Obscure leaded light window to front, double radiator, wooden laminate flooring, stairs, opening, door to:

Kitchen

11'3" x 9'9" (3.43m x 2.97m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge, electric oven, four ring electric hob with pull out extractor hood over, double glazed lead effect window to rear, double radiator, wooden laminate flooring, door to rear, door to:

Lounge/Dining Room

19'3" x 13'2" (5.86m x 4.02m)

Double glazed leaded light windows to front and rear, feature fireplace with slabbed hearth, two radiators, wooden laminate flooring, telephone point, TV point, textured ceiling, door.

Landing

Concealed combination boiler serving heating system and domestic hot water, doors to:

Bedroom

8'4" x 16'2" (2.55m x 4.92m)

Window to front, radiator, access to loft, door to Storage cupboard:

Bedroom

10'6" x 11'0" (3.20m x 3.36m)

Double glazed window to rear, radiator, door to storage cupboard

Family Bathroom

Fitted with three piece suite comprising panelled bath with shower and glass screen, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to all walls, two obscure double glazed windows to rear, radiator, wooden laminate flooring.

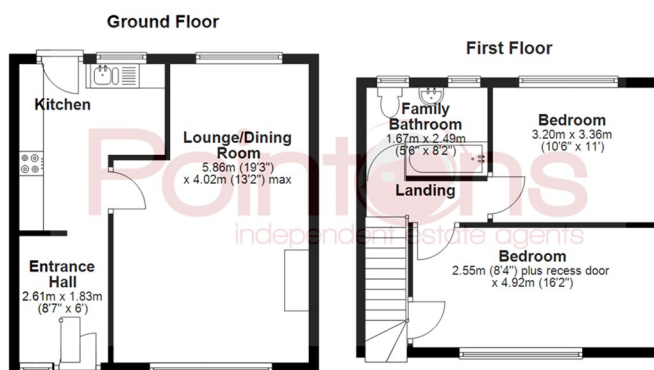
Outside

There gardens to front and rear, brick store and gates side pedestrian access.

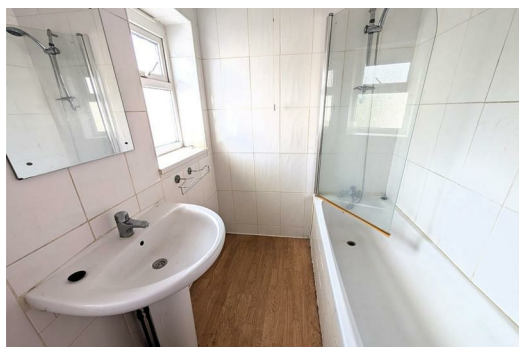
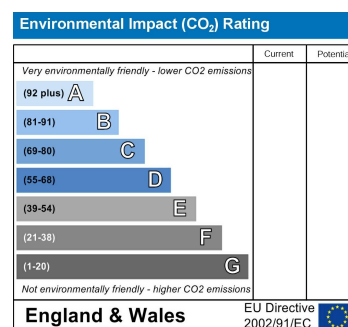
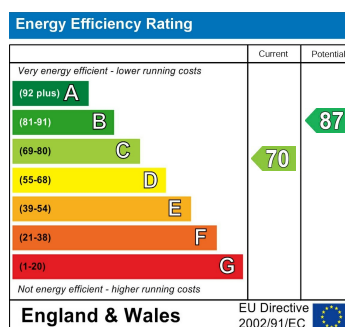
General Information

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 is 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.



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