

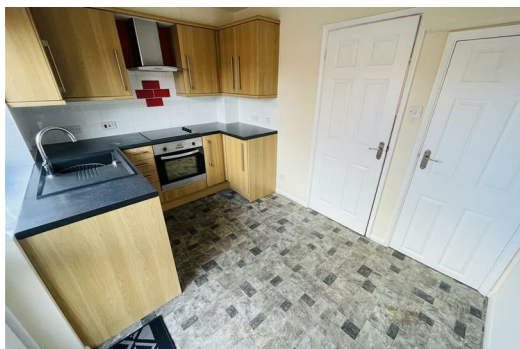


**Barnsley Close, Atherstone
CV9 2DG
Asking Price £160,000**

Pointons Estate Agents are pleased to offer this modern mid mews property located in a popular cul-de-sac with double width driveway providing parking for two vehicles at the front. Benefiting from electric heating and replacement double glazing.

The accommodation comprises of: an entrance hall, lounge with wooden effect laminate flooring, fitted kitchen with cooker, two bedrooms are located on the first floor together with the recently refitted bathroom. Outside is a garden to rear and driveway to the front.

Overall, this house in Barnsley Close is a fantastic choice for those embarking on their journey into homeownership that is offered with NO CHAIN. Viewings are by prior appointment and can be arranged by contacting one of our offices.



Entrance

Via canopy porch with double glazed entrance door leading into:

Hall

Wooden effect laminate flooring, electric storage heater, stairs to first floor landing and door to:

Living Room

14'1" x 8'7" (4.29m x 2.61m)

Upvc double glazed window to the front, wooden effect laminate flooring, electric storage heater, power points, under-stairs recess and door to:

Kitchen

7'9" x 11'7" (2.36m x 3.53m)

Upvc double glazed door window to the rear, double glazed door leading to garden area and being fitted with a matching range of wall mounted and base units with roll-edge worksurface over, inset single drainer sink unit, space and plumbing for a domestic appliance, inset halogen hob with stainless steel extractor above, built in oven/grill. tiled splash back to work surfaces, recessed storage cupboard and electric storage heater,

Landing

Stairs to the first floor landing, having loft access and doors to:

Bedroom 1

10'0" x 11'8" (3.05m x 3.56m)

Upvc double glazed window to the front, electric heater, built in wardrobes with sliding mirrored doors, further door to airing cupboard housing hot water cylinder.

Bedroom 2

7'3" x 11'8" (2.21m x 3.56m)

Double glazed window to rear overlooking the garden and electric heater.

Bathroom

Fitted with a three piece suite comprising of; a panelled bath with fitted shower over, pedestal wash hand basin and low level WC. Tiled splash backs, electric heater and extractor fan.

Outside

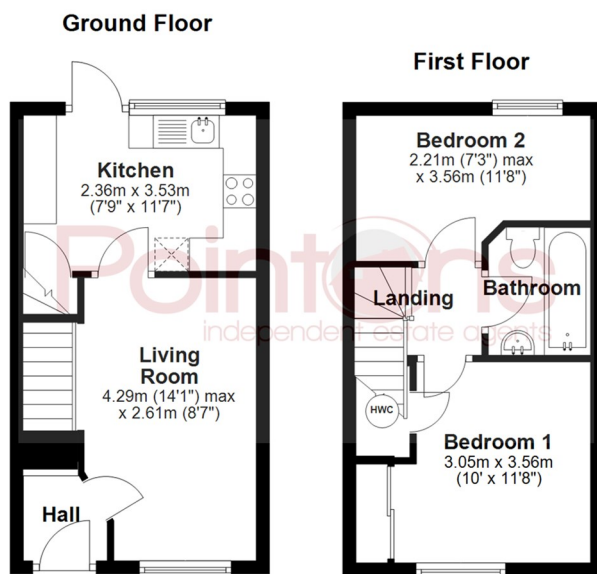
The property has easy to maintain gardens to the front and rear, the front having a tarmacadam driveway for two vehicles with pebbled side garden. The rear briefly comprises of a paved patio, pebbled garden for easy maintenance, boundary fencing and rear trades entrance.

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,

General

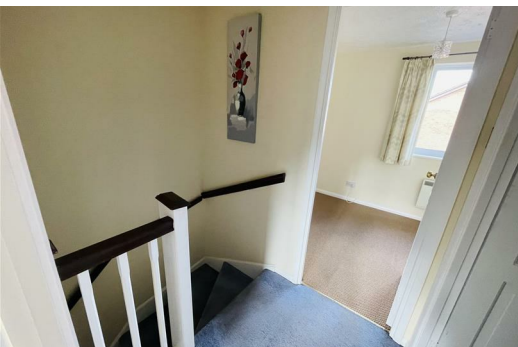
Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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