

Mark
Webster
estate agents



Arden Street
Atherstone
£220,000

*** SUPERB 3 BEDROOM VICTORIAN TERRACED PROPERTY - NO UPWARD CHAIN - IDEAL FIRST TIME BUY ***. Offering this immaculate traditional terraced home that has been much improved throughout and offers spacious accommodation briefly comprising: Two reception rooms, kitchen, bathroom, three bedrooms, low maintenance gardens with useful good sized brick built outbuilding. Viewing is essential.

FRONT RECEPTION ROOM

12' 1" x 11' 8" (3.68m x 3.56m)

Having an opaque double glazed entrance door, double glazed window to front aspect, double panelled radiator and a glazed door leading to...

REAR RECEPTION ROOM

12' 3" x 11' 10" (3.73m x 3.61m)

Double glazed window to rear aspect, single panelled radiator, door to the stairs leading off to the first floor landing and a further door to...

KITCHEN

16' 0" x 5' 9" (4.88m x 1.75m)

Double glazed window to side aspect, double glazed side door, tile effect vinyl flooring, double panelled radiator, range of fitted base and eye level units, tall unit housing the stainless steel single oven, roll edge work surfaces, space and plumbing for a washing machine and dishwasher, fridge freezer space, inset four ring stainless steel gas hob with a stainless steel extractor hood above, glass splash backs and a door to the bathroom.

BATHROOM

5' 6" x 5' 5" (1.68m x 1.65m)

Opaque double glazed window to side aspect, chrome towel radiator, tiled effect vinyl flooring, low level WC, pedestal wash hand basin, panelled bath with a chrome mixer shower over with rainfall style shower head, tiling to splash back areas.

BEDROOM ONE

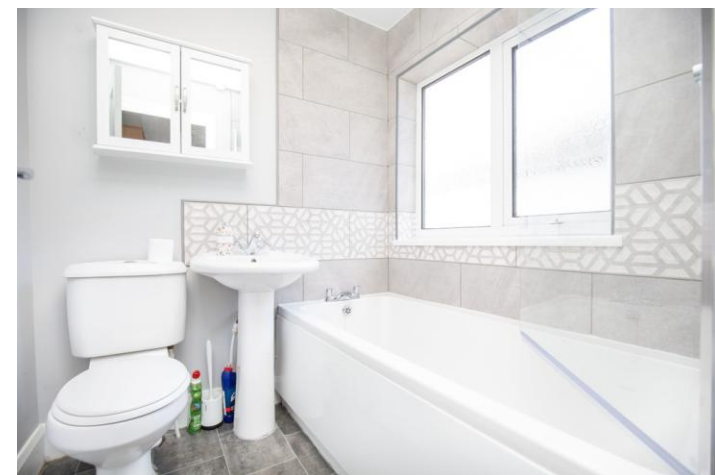
12' 4" x 12' 1" (3.76m x 3.68m)

Double glazed window to front aspect, double panelled radiator and a door to an over stairs storage cupboard.

BEDROOM TWO

12' 0" x 9' 1" (3.66m x 2.77m)

Double glazed window to rear aspect, door to storage cupboard and a double panelled radiator.



BEDROOM THREE

13' 9" x 7' 7" (4.19m x 2.31m)

Double glazed window to rear aspect, double panelled radiator and a useful storage cupboard that also houses the combination central heating boiler.

TO THE EXTERIOR

There is an enclosed rear garden that has been landscaped to provide low maintenance with paved and stoned areas. There is also a good sized useful brick built outbuilding that could offer a wide range of uses to include a garden office/store with double glazed French doors, power and light.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

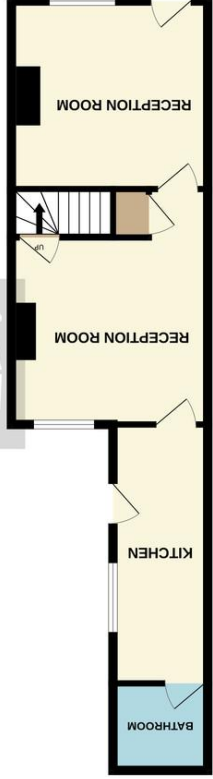
COUNCIL TAX: We understand this property has been placed in Council Tax Band A. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



GROUND FLOOR
450 sq ft (41.8 sq m) approx.

1ST FLOOR
420 sq ft (38.9 sq m) approx.

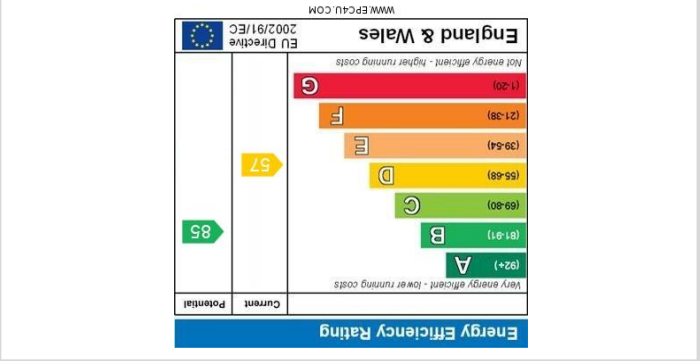


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or omissions. This plan is therefore prepared only and should be used as such only. Made with Metronix 2020. as to their accuracy or otherwise can be given.

131 Long Street
Atherstone, Warwickshire
CV9 1AD

www.markwebsterandco.co.uk
01827 720 777

Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



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