



17 Mercer Avenue, Water Orton, B46 1NG
£190,000

Mid terrace property in the popular location of Water Orton. In brief the property comprises lounge, kitchen diner, lean to, two bedrooms, shower room and garden. The property also benefits from double glazing and central heating (both where specified)

Approach

Access via entrance front door.



Lounge

13'04" x 15" (4.06m x 4.57m)

Double glazed bay window to fore, ceiling light point, radiator and open plan staircase.



Kitchen Diner

13'2" x 8'2" (4.01m x 2.49m)

Having a range of matching wall, base and drawer units, sink with mixer tap, integrated oven, hob and extractor, space for white goods, ceiling light point, double glazed window and door to rear



Landing

Having an open balustrade, access to partly boarded loft, ceiling light point, open plan to main bedroom, doorway to the second bedroom and door to the bathroom.

Bedroom One

13'7" x 13'5" (4.14m x 4.09m)

Double glazed window to fore, ceiling light point and radiator.



Bedroom Two

6'05" x 8'03" (1.96m x 2.51m)

Double glazed window to rear, radiator and ceiling light point.



Shower Room

Double glazed window to rear, low level wc, wash hand basin, heated towel rail and shower cubicle with shower over.



Rear Garden

Paved patio area, mainly laid to lawn and enclosed to boundaries.

NB: Right of way across the rear of the properties.



Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances

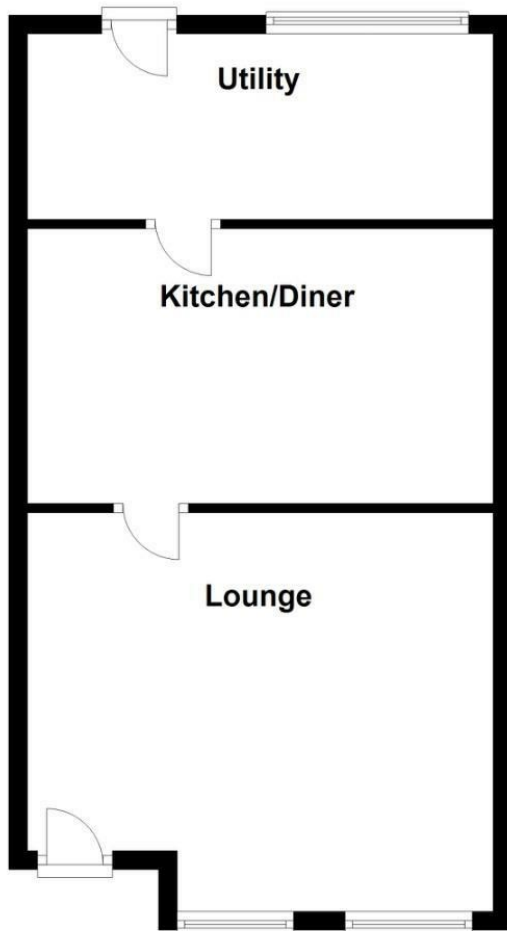
listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

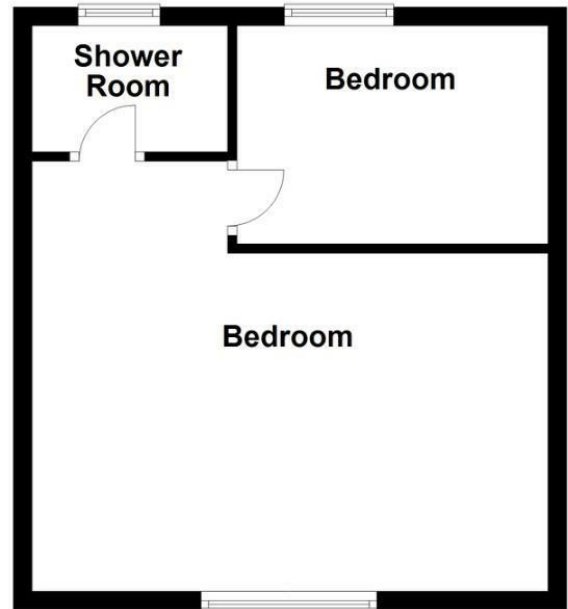
EPC Rating: C

Council Tax Band: B

Ground Floor



First Floor



Total area: approx. 78.9 sq. metres (849.6 sq. feet)



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.