



Barnsley Close  
Atherstone  
£225,000



\*\*\* PERFECT FIRST TIME BUY - EXCELLENT CORNER PLOT WITH PARKING - REFITTED KITCHEN \*\*\*. For sale with MARK WEBSTER estate agents is this well situated semi-detached property briefly comprising: Lounge, kitchen, three bedrooms, refitted bathroom, rear garden and a double length driveway. Viewing is essential.



## ENTRANCE HALL

Laminated wooden effect flooring, electric heater, stairs leading off to the first floor landing and door to...

## LOUNGE

**14' 4" x 10' 8" maximum (4.37m x 3.25m)**

(7' 0" x 9' 3" minimum) Double glazed window to front aspect, laminated wooden effect flooring, electric heater and a door to...

## KITCHEN

**11' 7" x 13' 9" (3.53m x 4.19m)**

Double glazed window to rear aspect, door to a useful storage cupboard, laminated wooden effect flooring, a range of tall, base and eye level kitchen units, square edge work surfaces, tiling to splash back areas, stainless steel sink, integrated waist level double oven, electric hob, integrated microwave, space for a washing machine, breakfast bar area with matching work surfaces and double glazed French doors giving access to the rear garden.

## FIRST FLOOR LANDING

Doors leading off to..

## BEDROOM ONE

**8' 9" x 13' 9" maximum (2.67m x 4.19m)**

(5' 10" x 10' 8" minimum) Double glazed window to front aspect, door to a useful storage cupboard, laminated wooden effect flooring and an electric heater.

## BEDROOM TWO

**9' 4" x 7' 4" maximum (2.84m x 2.24m)**

Double glazed window to rear aspect, laminated wooden effect flooring and an electric heater.

## BEDROOM THREE

**6' 9" x 6' 3" (2.06m x 1.91m)**

Double glazed window to rear aspect, laminated wooden effect flooring and an electric heater.



## REFITTED BATHROOM

**5' 6" x 7' 3" maximum (1.68m x 2.21m)**

Opaque double glazed window to side aspect, tiled floor & walls, electric heated towel rail, pedestal wash basin, low level WC and a bath with electric shower over.

## TO THE EXTERIOR

There is a small front lawn and a side access gate to the garden. To the rear there is a double length tarmac driveway providing off road parking. The rear garden is fully block paved for low maintenance with a covered area, space for a shed and steps leading down to a side passageway.

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

**SERVICES:** We understand that all mains services are connected with the exception of mains gas.

**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 B. (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.



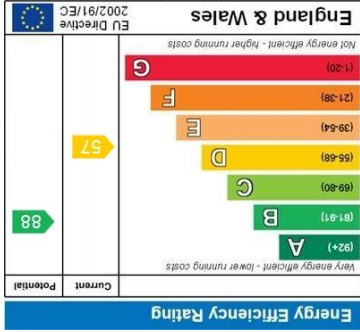
131 Long Street  
Atherstone, Warwickshire  
CV9 1AD

www.markwebsterandco.co.uk  
01827 720 777

Mon – Fri: 9:00am – 5:30pm  
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