

Mark
Webster
estate agents



Panama Drive
Atherstone
£265,000

*** WHAT A BEAUTIFUL HOME THIS IS !!! ~ GREAT LOCATION ~ REFITTED ENSUITE ***. For sale with MARK WEBSTER estate agents is this delightful modern end terraced property briefly comprising: Entrance hall, guest WC, kitchen/diner, rear lounge, three bedrooms, re-fitted ensuite, family bathroom, landscaped rear garden and two parking spaces. Viewing is a must.

Set within the sought-after market town of Atherstone, Panama Drive enjoys a convenient and well-connected location that balances everyday practicality with traditional charm. Atherstone is known for its welcoming community atmosphere, historic high street, and a wide range of local amenities, making it a popular choice for families, professionals, and downsizers alike.

The town centre offers an excellent selection of independent shops, cafés, supermarkets, and essential services, alongside regular markets that reflect Atherstone's long-standing heritage. Well-regarded primary and secondary schools are within easy reach, adding to the area's strong appeal for growing families.

For commuters, Atherstone benefits from excellent transport links, including a railway station with direct connections to major regional centres, as well as convenient access to the A5, M42, and M6, providing straightforward routes to Birmingham, Coventry, and beyond.

ENTRANCE HALL

Having an opaque double glazed composite style entrance door, radiator, stairs leading off to the first floor landing, door to a useful storage cupboard with space and plumbing for a washing machine, under stairs storage cupboard and further doors leading off to...

GUEST WC 5' 9" x 3' 2" (1.75m x 0.97m)

Opaque double glazed window to front aspect, single panelled radiator, low level WC, corner wash basin and a tiled splash back.

KITCHEN/DINER 15' 5" x 8' 2" (4.7m x 2.49m)

Double glazed window to front aspect, single panelled radiator, range of white gloss style base and eye level units, tall units that also house the integrated fridge freezer, eye level stainless steel AEG electric oven and microwave, integrated dishwasher, wooden effect square edge work surfaces, inset four ring stainless steel gas hob with a stainless steel splash back and extractor hood, tiled splash back areas.

LOUNGE/DINER 15' 2" x 11' 2" maximum (4.62m x 3.4m)

Double glazed sliding doors leading out to the rear garden and a double panelled radiator.

FIRST FLOOR LANDING

Access to the roof storage space, radiator, double glazed window to side aspect, door to the airing cupboard and further doors leading off to...

BEDROOM ONE 10' 8" x 8' 4" (3.25m x 2.54m)

Double glazed window to rear aspect, single panelled radiator, fitted double wardrobe with mirrored sliding doors and a door to the en-suite.



RE-FITTED ENSUITE 8' 4" x 5' 8" maximum (2.54m x 1.73m)

Having a tiled floor, chrome towel radiator, low level WC, wash basin, fitted vanity storage, tiled shower enclosure having a mixer style shower, useful shaver connection point.

BEDROOM TWO 8' 0" x 9' 9" (2.44m x 2.97m)

Double glazed window to front aspect and a single panelled radiator.

BEDROOM THREE 8' 8" x 6' 6" (2.64m x 1.98m)

Double glazed window to rear aspect and a single panelled radiator.

BATHROOM 6' 8" x 5' 9" (2.03m x 1.75m)

Opaque double glazed window to front aspect, chrome towel radiator, low level WC, wash basin, panelled bath with a chrome mixer style shower over, shower screen, tiled splash backs and recessed LED ceiling down lights.

TO THE EXTERIOR

To the front of the property there are two allocated parking spaces. The rear garden has a degree of privacy having a paved patio area, lawn, side planted border, further rear paved patio with wooden pergola, fenced boundaries with gated access.

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 C. (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
Sat: 9:00am - 4:00pm



Floorplan

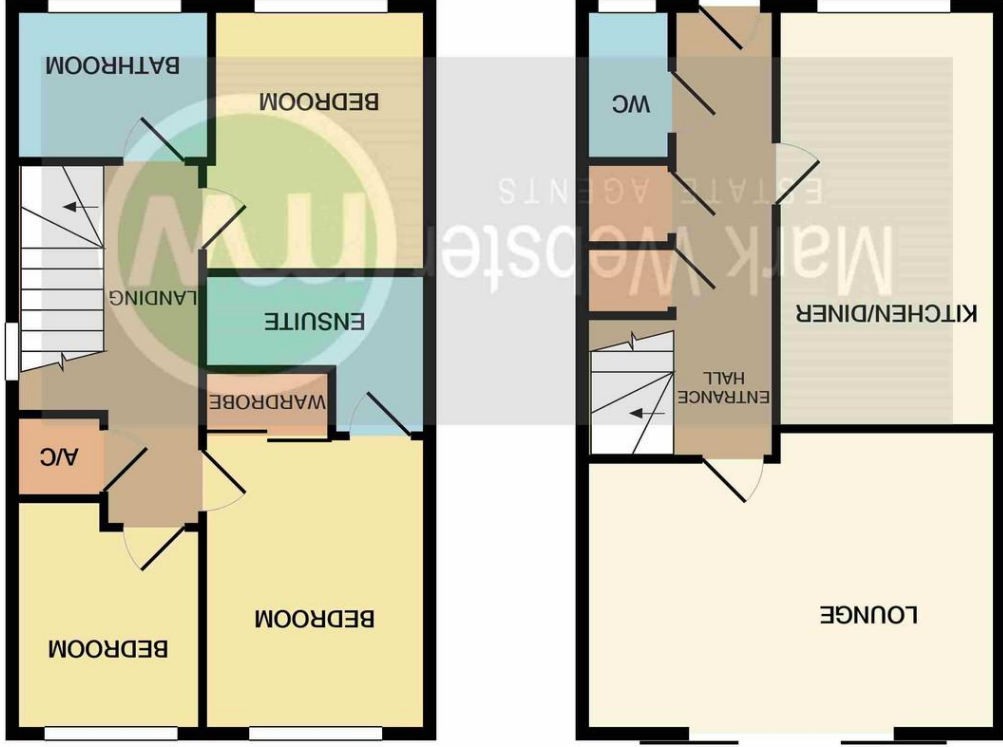
GROUND FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 812 SQ.FT. (75.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2022



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy Performance Rating:

COMPANY DISCLAIMER – All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

Property Mis-description Act 1991 – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1937 – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.