

32, St. Nicholas Estate Baddesley Ensor, Atherstone, CV9 2EY

HOWKINS & HARRISON

32, St. Nicholas Estate,
Baddesley Ensor,
Warwickshire, CV9 2EY

Guide Price: £225,000

A well-proportioned double fronted three-bedroom semi-detached home set within the established village of Baddesley Ensor.

The accommodation is arranged over two floors and begins with an entrance hall and staircase rising to the first floor. The ground floor features a dual-aspect living room extending the full depth of the property, enjoying windows to both the front and rear elevations. To the front of the property is a separate dining room, which in turn provides access into the rear 'L'-shaped kitchen, positioned to the back of the property and offering direct access out to the garden. To the first floor are three bedrooms, a bathroom and a separate WC arranged off the central landing.

Externally, the property benefits from an above-average sized rear garden with a favourable south-facing aspect, along with a forecourt garden/off road parking.







Location

32 St. Nicholas Estate is situated within the established village of Baddesley Ensor, offering a pleasant semi-rural setting with a strong sense of community. The village provides a range of local amenities including shops, public houses, a primary school and community facilities, while more comprehensive services, supermarkets and leisure amenities can be found in the nearby market town of Atherstone. The area is well placed for access to surrounding towns and countryside, making it a popular choice for families and commuters alike.

Travel Distances (Approx)

Atherstone – 3 miles
Tamworth – 6 miles
Nuneaton – 8 miles
Birmingham Airport – 18 miles
East Midlands Airport – 25 miles



Features

- Double fronted semi-detached home
- Sought after village location
- Full-depth dual-aspect living room
- Front dining room opening into kitchen
- Three bedrooms to first floor
- Rear 'L'-shaped kitchen with garden access
- Bathroom with separate WC
- Vacant possession, no onward chain
- Above-average south-facing rear garden
- Off road parking to the front

Accommodation Details – Ground Floor

TThe property is entered via the front door into a central hallway, with the staircase rising neatly to the first floor and doors leading off to the principal ground floor rooms. To the front of the property is the dining room, a well-proportioned reception space which links directly through into the rear 'L'-shaped kitchen. The kitchen is arranged along two runs of work surface, with a window overlooking the garden and a door providing direct access out to the rear. Also accessed from the hallway is the living room, a particularly generous room extending the full depth of the propert with exposed ceiling beams adding character. This space enjoys a dual aspect, with windows to both the front and rear elevations.

First Floor

The staircase leads to the first floor landing, which gives access to three bedrooms, the bathroom and a separate WC. bedroom one is a comfortable double, with bedroom two also offering double proportions, while bedroom three provides a good single room or ideal home office. The bathroom is fitted with a modern white suite including a bath with shower over and vanity unit, with the WC positioned separately alongside.









Outside

Outside, the property is set back from the road behind a low boundary, a dropped kerb allows for off road parking and gated side access leads through to the rear. The rear garden is above average in size, beginning with a paved seating area and steps rising to a lawned garden, enclosed by established boundaries. The garden enjoys a favourable south-facing aspect and offers excellent scope for landscaping or future extension, subject to the necessary planning permissions.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.









Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

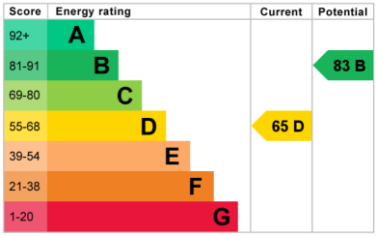
Services

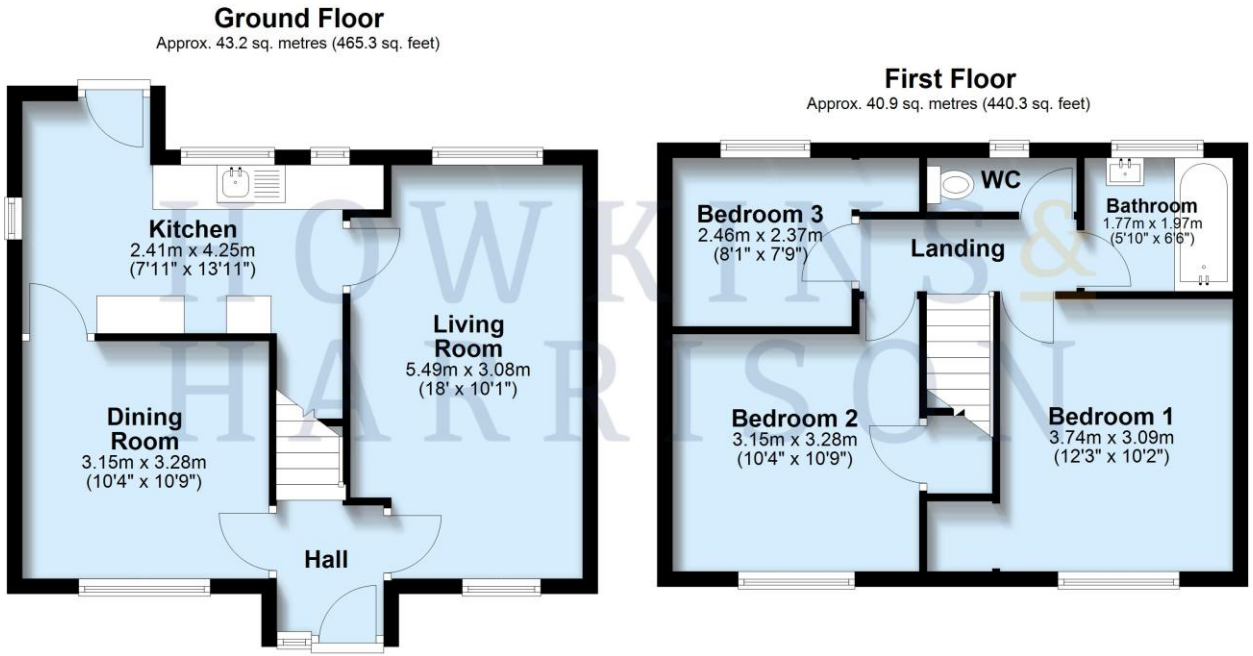
None of the services have been tested. We are advised that mains water, drainage and electricity are connected to the property. The central heating is gas fired.

Local Authority

North Warwickshire Borough Council - Tel:01827-715341

Council Tax Band – Band C





Total area: approx. 84.1 sq. metres (905.7 sq. feet)

Howkins & Harrison
58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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