



## 18 New Road, Water Orton, B46 1QU

### £400,000

This extremely well presented semi detached home briefly comprises porch, hallway, lounge, kitchen, dining room, three bedrooms and family bathroom. This property also benefits from having an annexe in the rear garden which provides lounge/bed area and a shower room with w/c. The property also has a large rear garden and garage and driveway to front.

## Approach

Via driveway with off road parking, shared driveway to garage.



## Porch

Double glazed door to front, double glazed windows to front and side.

## Hallway

Door and windows to front, stairs to first floor accommodation, under stairs storage cupboard, radiator and ceiling light point.



## Dining Room

10'11 x 12'09 (3.33m x 3.89m)

Double glazed bay window to front, log burner, radiator and ceiling light point.



## Kitchen

7'08 x 16'03 (2.34m x 4.95m)

Double glazed French doors to rear, wall base and drawer units, 1 1/2 sink unit with drainer and mixer tap, space for range style cooker with extractor over, space for white goods, cupboard concealing central heating boiler, two ceiling light points and spot lights to ceiling.



## Lounge

16'02 x 10'11 (4.93m x 3.33m)

Double glazed French doors and windows to rear, feature fire place and three ceiling light points.



## Landing

Double glazed window to side, loft access with ladder and ceiling light point.



## Bedroom One

10'11 x 12'07 (3.33m x 3.84m)

Double glazed bay window to front, feature fireplace, radiator and spot lights to ceiling.



## Bedroom Two

10'05 x 8'11 to wardrobes (3.18m x 2.72m to wardrobes)

Double glazed window. to rear, built in wardrobes, feature fire place, radiator and ceiling light point.



## Bedroom Three

7'11 x 7'07 (2.41m x 2.31m)

Double glazed window to front, built in storage, radiator and ceiling light point.



## Shower Room

Double glazed obscured window to rear, shower cubicle, pedestal hand wash basin, low level W/C, radiator and spot lights to ceiling



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.

### Annex

14'04 x 12'03 (4.37m x 3.73m)

Double glazed French doors, double glazed window to side, loft area and ceiling light point.

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

Council Tax Band: C  
EPC Rating: D



### Shower Room

Double glazed window to front, shower enclosure, low level W/C, hand wash basin with storage below and spot lights to ceiling.



### Rear Garden

Decked area, two patio areas, pond, mature shrubs and trees, gated side access and enclosed to neighbouring boundaries.



### Garage

Up and over door and ceiling light point.

### 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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