



## Herring Road, Atherstone Warwickshire CV9 2NZ £925 PCM

Nestled in the charming area of Herring Road, Atherstone, this delightful two-bedroom house offers a perfect blend of comfort and convenience. As you enter, you are welcomed by an entrance hall that leads to a well-appointed reception room, ideal for relaxing or entertaining guests.


The property features two generously sized bedrooms, providing ample space for rest and relaxation. The modern bathroom is thoughtfully designed, ensuring both functionality and style. A guest cloakroom adds an extra layer of convenience for visitors.


The heart of the home is undoubtedly the kitchen, which boasts integrated appliances including a dishwasher, washing machine, oven, and hob. There is also a free standing fridge freezer. This well-equipped space is perfect for those who enjoy cooking and entertaining.

For those with vehicles, the property offers parking for two cars, with designated spaces conveniently located at the rear. This feature is particularly valuable in a bustling area like Atherstone.

Available for immediate occupancy, this house is an excellent opportunity for anyone seeking a comfortable and practical living space in a desirable location. Whether you are a first-time buyer or looking to rent, this property is sure to meet your needs. Don't miss the chance to make this lovely house your new home. Council tax band: B, EPC: C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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>		
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