



Ambien Road

, Atherstone, CV9 2AT

£875 PCM



Nestled in the charming town of Atherstone, this delightful end terrace house on Ambien Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests.

The house features a first floor bathroom, ensuring that your daily routines are both comfortable and efficient. The property also boasts parking for two vehicles, a valuable asset in this desirable area, allowing for easy access and convenience.

Situated in a tranquil neighbourhood, this home is available for immediate occupancy, making it an excellent choice for those looking to move in without delay. Please note that the property is not suitable for smokers or pets, ensuring a clean and serene living environment. With its appealing location and practical amenities, this end terrace house on Ambien Road is a wonderful opportunity for anyone looking to settle in Atherstone. Do not miss the chance to make this lovely property your new home.



Entrance

Via double glazed entrance door leading into:

Lounge/Dining Room 27'6" x 11'4" (8.37m x 3.46m)

Double glazed window to front, coal effect living flame effect gas fire set in Adam style surround and marble effect hearth, two radiators, wooden laminate flooring, telephone point, wall light(s), coving to textured ceiling, stairs to first floor landing, double door to:

Kitchen/Breakfast Room 12'9" x 12'0" (3.89m x 3.66m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled surround, washing machine, space for fridge and freezer, electric cooker with pull out extractor hood over, double glazed window to side, radiator, ceramic tiled flooring, textured ceiling.

Landing

Door to:

Bedroom 11'2" x 11'4" (3.41m x 3.46m)

Double glazed window to front, radiator, textured ceiling, opening to:

Wardrobe / Storage Area

Access to loft space, and hanging rails.

Bedroom 12'3" x 8'4" (3.73m x 2.55m)

Double glazed window to rear, radiator, textured ceiling.

Bathroom

Fitted with three piece coloured suite with panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, double glazed window to rear, radiator, ceramic tiled flooring, textured ceiling, door to Storage cupboard.

Boiler Cupboard

Housing combination boiler serving central heating and domestic hot water.

Outside

To the rear is an enclosed garden mainly laid to lawn, gravelled area and block paved hardstanding with double gates. To the front is a fore garden and block paved driveway.

General

Council tax is payable to North Warwickshire Borough Council and the band is A

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

109 NEW UNION STREET
COVENTRY, CV1 2NT
coventry@pointons-group.com
024 7710 333
Company No: 7359350



BOND GATE CHAMBERS
NUNEATON, CV11 4AL
nuneaton@pointons-group.com
024 7637 3300
Company No: 6743033

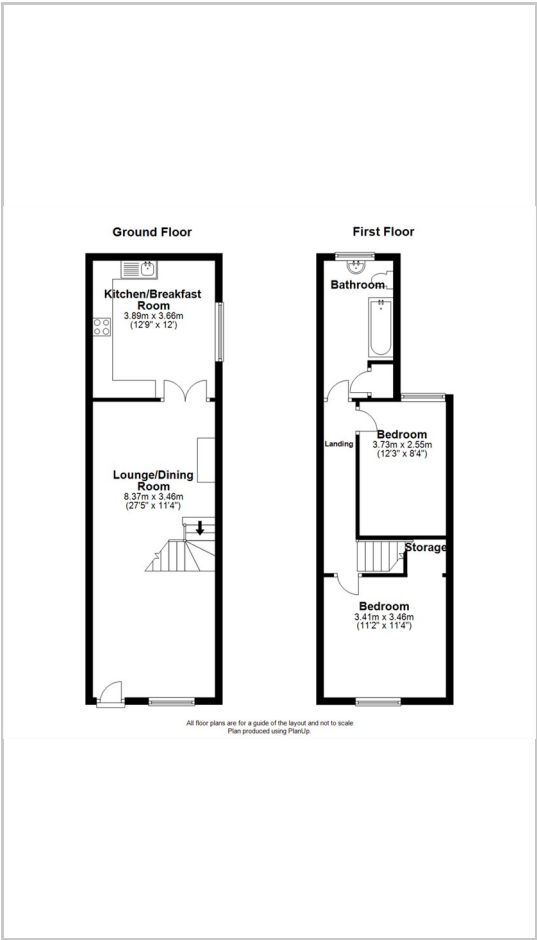
www.pointons-group.com

VAT NO 742186125

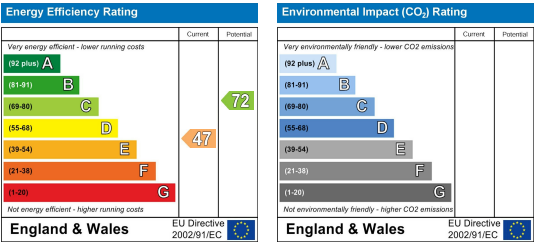
Area Map



Floor Plans



Energy Efficiency Graph



74 LONG STREET
ATHERSTONE, CV9 1AU
atherstone@pointons-group.com
01827 711911
Company No: 81323250