



**Barnsley Close, Atherstone
Warwickshire CV9 2DG
£150,000**

Pointons are pleased to offer this ideal starter home, set in a convenient location within the Market town of Atherstone, viewing is essential. This UPVC Double Glazed property briefly comprises of: Hall, Living Room, Kitchen, Two Double Bedrooms, Bathroom, Gardens Front & Rear and Off Road Parking. We suggest booking an early viewing on 01827711911 to avoid disappointment.



Hall

Having entrance door, ceramic tiled flooring, stairs to the first floor landing, doors off which lead:

Kitchen

9'11" x 5'11" (3.01m x 1.80m)

Having stainless steel single drainer sink unit set in a rolled top work surface with fitted unit blow., space and plumbing for domestic appliance. Adjacent matching rolled top work surfaces with a range of fitted units above and below. Tiled splash backs to work surfaces, power points, electric cooker point, ceramic tiled floor and UPVC double glazed flush window.

Living Room

17'11" x 11'7" (5.46m x 3.53m)

Having wood effect laminate flooring, storage cupboard, night storage heater, power points and double glazed sliding doors to the rear patio.

Landing

Spindal staircase to the first floor landing having doors off which lead:

Bedroom 1

10'0" x 11'7" (3.04m x 3.53m)

Having "Dimplex" heater, power points, and UPVC double glazed flush window over looking the rear garden.

Bedroom 2

9'1" x 11'7" (2.78m x 3.53m)

Having storage cupboard housing immersion heater, power points and UPVC double glazed flush window.

Bathroom

Having a white suite comprising of a panelled bath with fitted shower unit above, wash hand basin set in a vanity units and low level WC. Tiled splash backs to wet areas, fan heater and extractor fan.

Storage cupboard.

Outside

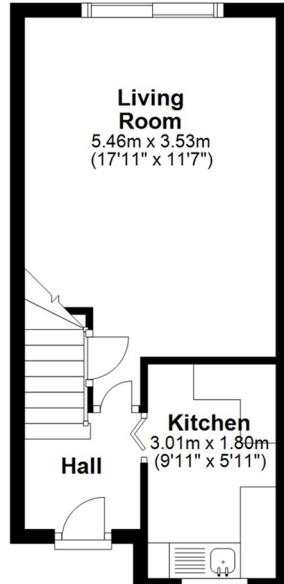
The property has gardens to the front and rear. The front having a tarmacadam driveway with side lawn. The rear briefly

comprises of a paved patio, lawn, space to side with access to the front, timber shed and fenced boundaries.

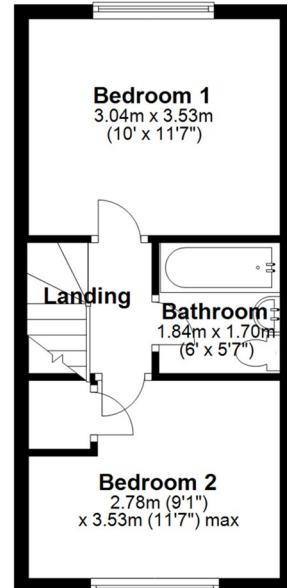
General

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	87	
(39-54) E		
(21-38) F		
(1-20) G	55	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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