



**Stanley Road, Atherstone  
Warwickshire CV9 2AS  
£125,000**

Pointons are pleased to offer for sale this End Terrace that requires modernisation. Located in a popular part of Atherstone the property briefly comprises of Entrance Hall, Living Room, Breakfast Kitchen, Utility Area, Two Bedrooms, Bathroom and Rear Garden. This Centrally Heated and Part Double Glazed property is an ideal project.



**Entrance**

Having UPVC entrance, laminate flooring, central heating radiator, stairs to first floor landing and door off which leads:

**Living Room**

13'11" x 11'11" (4.25m x 3.62m)

Having feature fireplace with fitted gas fire and side display niche, wood effect laminate flooring, central heating radiator, power points, cloaks cupboard and UPVC double glazed flush window.

**Kitchen/Breakfast Room**

11'4" x 15'2" (3.45m x 4.63m)

Having 1.5 bowl single drainer sink unit set in a rolled top work surface with fitted units below. Further rolled top work surface with a range off fitted units above and below. Flush fitted gas hob with extractor above and built in oven. Tiled splash backs, central heating radiator, power points, flush window and sliding door to:

**Utility Area**

4'4" x 10'11" (1.33m x 3.33m)

Having plumbing for domestic appliance, power points, double glazed window and exit door to rear raised patio.

**Landing**

Stairs to the first floor landing having flush side window, power point, loft access and doors off which lead:

**Bedroom 1**

13'11" x 11'11" (4.25m x 3.62m)

Having feature fireplace, storage cupboard, central heating radiator, power points and UPVC double glazed flush window.

**Bedroom 2**

11'2" x 7'9" (3.40m x 2.35m)

Having central heating radiator, power points and flush window to rear.

**Bathroom**

8'2" x 7'2" (2.49m x 2.19m)

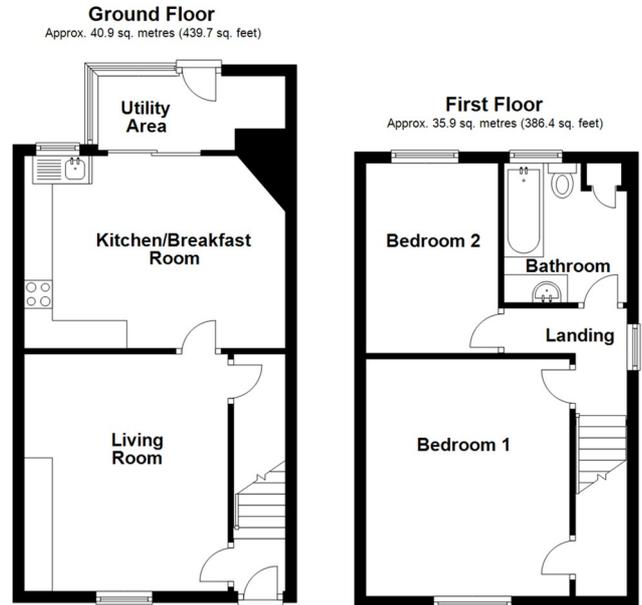
Being majority tiled and having a suite comprising of panelled bath, wash hand basin set in vanity unit and low level WC. Boiler cupboard, central heating radiator and UPVC double glazed frosted flush window.

**Outside**

To the rear there is a block paved patio and steps down to lawn.

**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.



Total area: approx. 76.8 sq. metres (826.1 sq. feet)

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



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