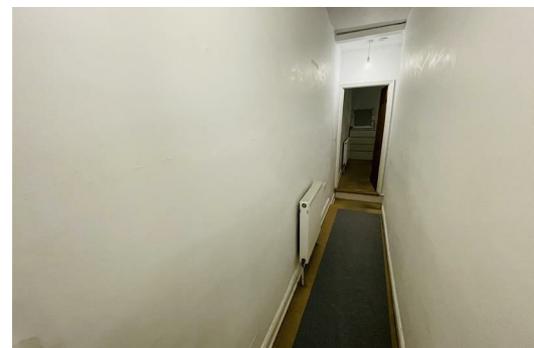




**Coleshill Road, Atherstone
Warwickshire CV9 2AF
Asking Price £160,000**

Pointons are pleased to offer for sale this traditional style end terrace property located in this popular historic hatting town of Atherstone. The property benefits from gas central heating and double glazing (shwere specified) and the accommodation comprises of; two reception rooms, fitted kitchen, two bedroom and bathroom. Outside are gardens to front and rear. EPC: D and Council Tax: Bfers: An internal inspection is recommended and strictly by prior appointment via the agents as appropriate notice is required to be given to the current occupier/



Entrance Via

Double glazed door leading into

Reception Room

14'2" x 12'8" (4.32m x 3.85m)

Sash Style bay window to front, ornamental fireplace with marble effect hearth, radiator, picture rail, door to:

Reception Room

15'7" x 12'6" (4.76m x 3.81m)

Double glazed sash style window to rear, radiator, TV point, picture rail, doors to Storage cupboard and inner hallway and opening to:

Kitchen

12'2" x 5'9" (3.72m x 1.75m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap unit, plumbing for washing machine, space for fridge/freezer, electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to side, ceramic tiled flooring and double glazed door to garden,

Inner Hallway

Stairs rising to first floor landing.

Landing

Radiator, access to loft space and doors to:

Bedroom

11'10" x 12'8" (3.61m x 3.85m)

Sash style window to front, double radiator and door to Storage cupboard

Bedroom

12'5" x 9'5" (3.79m x 2.87m)

Double glazed window to rear, ornamental fireplace, double radiator, textured ceiling.

Bathroom

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, obscure double glazed window to rear, double radiator, wooden laminate flooring, concealed combination boiler serving heating system and domestic hot water.

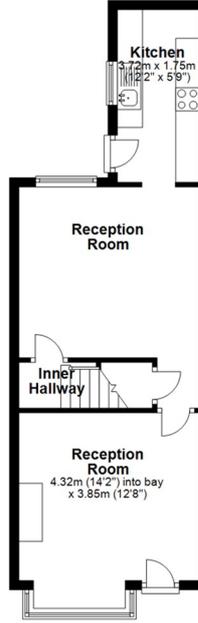
Outside

To the rear of the property is an enclosed garden. To the front is a foregarden providing access to Entrance

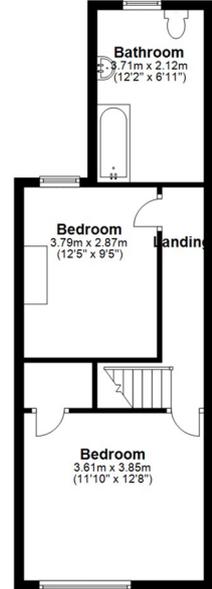
General

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
Approx. 39.7 sq. metres (427.2 sq. feet)



First Floor
Approx. 41.1 sq. metres (442.3 sq. feet)



Total area: approx. 80.8 sq. metres (869.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-20) G			
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			83
(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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