



Bachelors Bench, Atherstone CV9 2AP £165,000

Nestled in the charming area of Bachelors Bench, Atherstone, this delightful terraced house, built in 1920, presents an excellent opportunity for first-time buyers or those seeking a cosy home. The property boasts a well-proportioned reception room that welcomes you with warmth and character, perfect for relaxing or entertaining guests.

The heart of the home is undoubtedly the spacious kitchen diner, which offers a wonderful space for family meals and gatherings. This area is designed for both functionality and comfort, making it an ideal spot for culinary enthusiasts and social occasions alike.

The house features two generous double bedrooms, providing ample space for rest and relaxation. Each room is filled with natural light, creating a bright and inviting atmosphere. The well-appointed bathroom caters to all your needs, ensuring convenience for daily routines.

One of the standout features of this property is the easy-to-maintain rear garden. This outdoor space is perfect for enjoying the fresh air, whether you wish to cultivate a small garden, host summer barbecues, or simply unwind after a long day.

Situated in a great location, this home offers easy access to local amenities, schools, and transport links, making it a practical choice for modern living. With its blend of charm, comfort, and convenience, this terraced house is a wonderful opportunity to create lasting memories.



Hall

Having Upvc entrance, wood flooring, stairs to first floor landing and door off which leads:

Living Room

11'8" x 11'1" (3.55m x 3.38m)

Having stained wood flooring, recessed fireplace, central heating radiator, power points, Upvc double glazed flush window and double doors to:

Kitchen/Diner

12'8" x 14'4" (3.86m x 4.37m)

Having a stainless steel single drainer sink unit set in a rolled top work surface with fitted unit below, adjacent matching rolled top work surface with a stainless steel flush fitted for ring gas hob, extractor hood above, built in oven/frill, space and plumbing for domestic appliance, fitted units above and below. Tiled splash back to work surfaces, ceramic tiled flooring, recessed pantry, central heating radiator, power points, Upvc double glazed flush windows and Upvc double glazed single door to the rear garden patio.

Landing

Stairs to the first floor landing having central heating radiator and doors off which lead:

Bedroom 1

11'10" x 11'5" (3.61m x 3.48m)

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

Bedroom 2

12'9" x 7'4" (3.89m x 2.24m)

Having power points, central heating radiator and Upvc double glazed flush window overlooking the rear garden.

Bathroom

Having a white suite comprising of a "P" shaped panelled bath with fitted shower above, wash hand basin set in a vanity unit and low level WC. Central heating radiator and Upvc double glazed frosted flush window.

Outside

The property has the benefit of an easy to maintain rear garden that briefly comprises of a paved patio with steps down to pebbled patio area and raised planted border.

Tenure

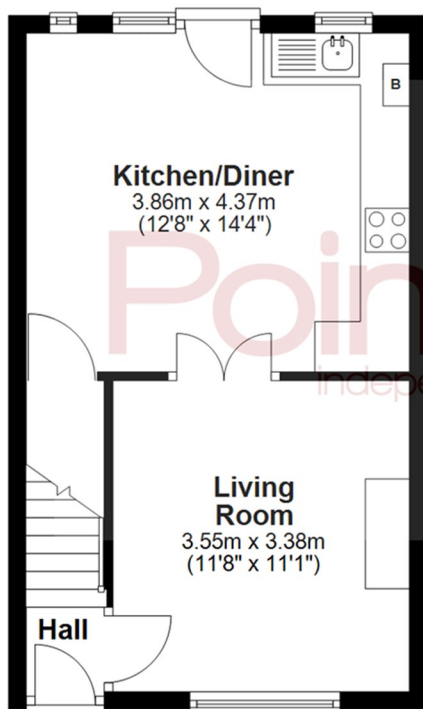
We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is A payable to NWBC, EPC rating D.

General

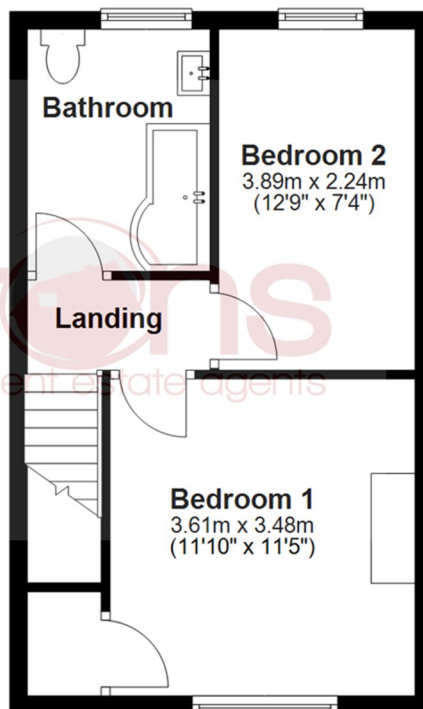
Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Ground Floor



First Floor



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(81-91) A		(81-91) A	
(61-80) B		(61-80) B	
(41-60) C		(41-60) C	
(21-40) D		(21-40) D	
(1-20) E		(1-20) E	
(1-20) F		(1-20) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 68, Environmental Impact (CO₂) Rating: 90

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