

# HUNTERS®

HERE TO GET *you* THERE



**St. Edmonds Road**  
Hurley, Atherstone, CV9 2NJ

Asking Price £280,000



Council Tax: A



# 28 St. Edmonds Road

Hurley, Atherstone, CV9 2NJ

Asking Price £280,000



## Frontage

Tarmac driveway with parking for multiple vehicles.

## Entrance Hallway

Wood effect vinyl flooring, stairs to first floor, radiator, ceiling light and power points.

## Lounge

23'8 x 20'6 (7.21m x 6.25m)

Carpeted flooring, double glazed window to front, radiator, ceiling light, power points and log burner.

## Kitchen/Dining Area

23'8 x 20'6 (7.21m x 6.25m)

Wood effect vinyl flooring, double glazed window to rear, wall and base units with solid wood worktops, plumbing for washing machine, larder, Belfast sink and patio doors to garden.

## WC

Wood effect vinyl flooring, double glazed window to side, low flush WC, radiator, sink and ceiling light.

## Bedroom One

11'4 x 10 (3.45m x 3.05m)

Carpeted flooring, double glazed window to front, radiator, ceiling light and power points.

## Bedroom Two

10'9 x 10'1 (3.28m x 3.07m)

Carpeted flooring, double glazed window to rear, radiator, ceiling light, power points and built in wardrobes with electricity and lighting.

## Bedroom Three

10'8 x 6'11 (3.25m x 2.11m)

Carpeted flooring, double glazed window to front, radiator, ceiling light and power points.

## Bedroom Four

10 x 6'6 (3.05m x 1.98m)

Carpeted flooring, double glazed window to rear, radiator, ceiling light and power points.

## Bathroom

5'11 x 5'7 (1.80m x 1.70m)

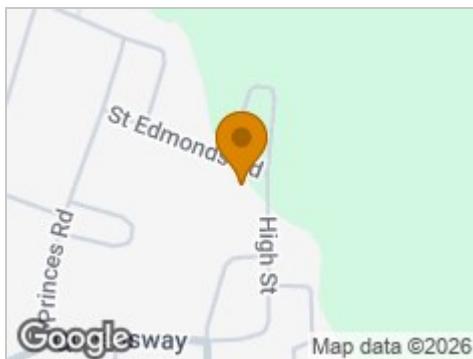
Bath with shower over, sink, low flush WC, ceiling light, part tiled walls, double glazed window to side and radiator.

## Garden

Paved patio area and lawn area.



## Road Map



## Hybrid Map



## Terrain Map



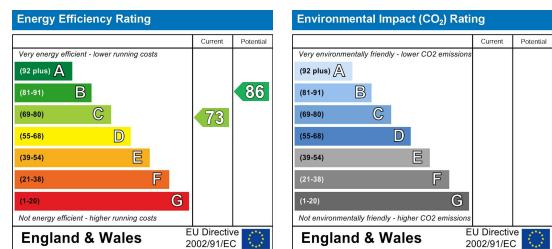
## Floor Plan



## Viewing

Please contact our Hunters Tamworth Office on 01827 66277 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.