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17 The Sidings, Water Orton, B46 1QW
£190,000

Well presented first floor apartment in the popular village of Water Orton. In brief the property comprises entrance hallway, open plan lounge/kitchen, two bedrooms, master with en-suite, family bathroom, communal gardens and allocated parking space. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.

Approach
Via secure communal security system




Entrance Hallway
Door to front, storage cupboard, radiator and two ceiling light points.



Open Plan Lounge Kitchen
12'02 min/20'10max x 16'5 max x 9'9 min (3.71m min/6.35mmax x 5.00m max x 2.97m min)
Two double glazed windows, wall base and drawer units, 1 1/2 stainless steel sink with drainer and mixer tap, gas hob with extractor over, electric oven, integrated washing machine, fridge freezer and dishwasher, wall mounted central heating boiler two radiators and three ceiling light points.







Bedroom One
12'8 x 13'11 (3.86m x 4.24m)
Double glazed window, radiator and ceiling light point.





En-Suite
Double glazed obscured window, shower cubicle, hand wash basin in vanity unit, low level W/C and ceiling light point.




Bedroom Two
11'3 x 12'7 (3.43m x 3.84m)
Double glazed window, radiator and ceiling light point.




Family Bathroom
Low level W/C, panel bath with shower over, hand wash basin in vanity unit, radiator and ceiling light point.




Communal Gardens
Communal lawned area enclosed to boundaries.

One allocated parking space.

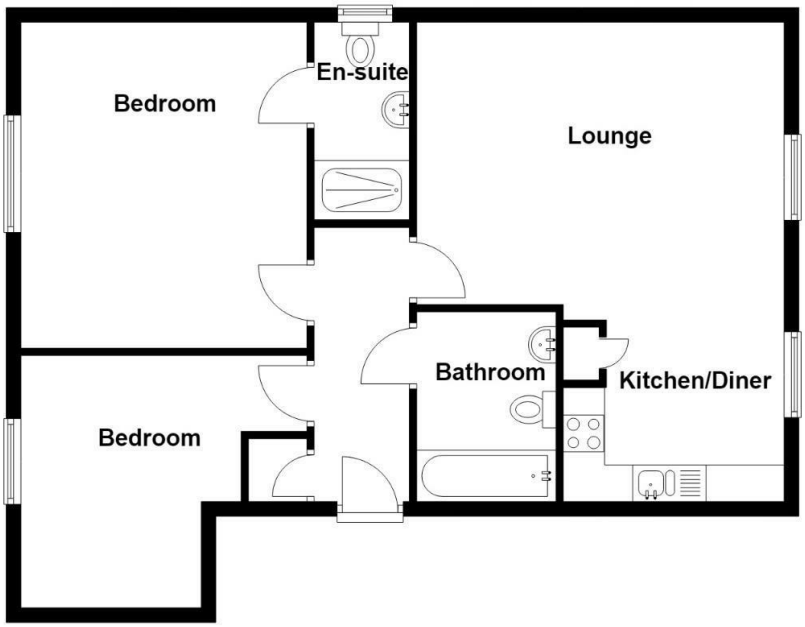
Further Information
We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations:intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - B
EPC Rating - B

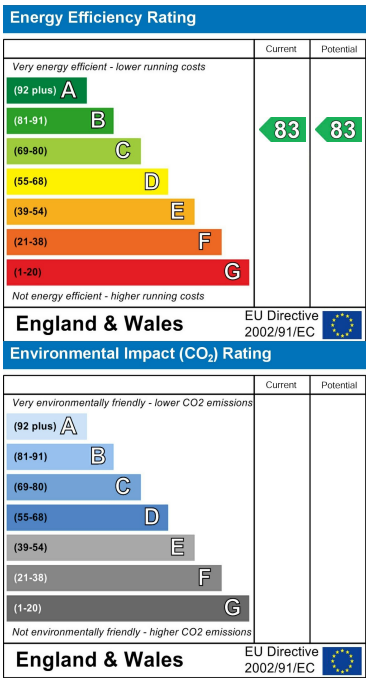
First Floor

Approx. 772.6 sq. feet



Total area: approx. 772.6 sq. feet





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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