

Sanders Sanders

ESTATE AGENTS

MINERVA MEWS ALCESTER WARWICKSHIRE



A modern mid terrace property being set over three floors and located a short stroll away from the town centre high street. Set within a cul-de-sac and having accommodation to include: Reception lobby, lounge, breakfast kitchen, two bedrooms and bathroom on the first floor and second floor main bedroom with en-suite shower room. Fore-garden, garden to rear and allocated parking. EPC – C.

£315,000

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Lounge



First Floor Bedroom Two



Breakfast Kitchen



Bedroom Three



Second Floor Bedroom One



Bathroom



En-Suite Shower Room



Rear Garden

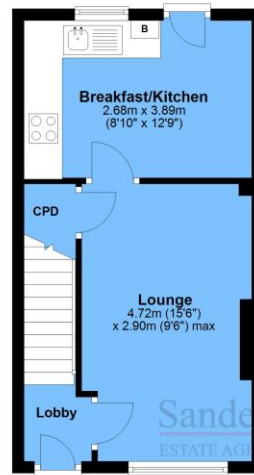
Please note that the decking area to the rear of the garden would need to be removed or adapted to allow access to the rear walkway.



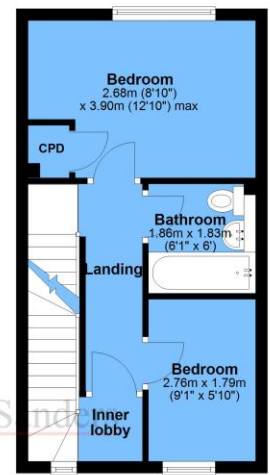
Floor Plans & Property Details Disclaimer

These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling, or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.

Ground Floor
Approx. 29.1 sq. metres (313.5 sq. feet)



First Floor
Approx. 29.1 sq. metres (312.7 sq. feet)



Second Floor
Approx. 20.5 sq. metres (220.5 sq. feet)



Fixtures & Fittings

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.

Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Sanders Sanders must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.