



**Knowle Hill  
Hurley  
Atherstone  
Warwickshire  
CV9 2JA**

**Offers in Excess of £464,000**

**bettermove**

# Knowle Hill Atherstone

A SPACIOUS and DETACHED home in Hurley, available VACANT and CHAIN FREE for immediate possession. Call for details!

Bettermove are proud to present this 3 bedroom detached bungalow and spacious commercial unit in Hurley available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage. The council tax band is A.

The interior of this well presented extensive property comprises two spacious commercial units, toilet and kitchen to the front of the property providing lots of potential. The residential space to the rear of the property comprises 3 spacious bedrooms, conservatory, living room with dining area, fitted kitchen and family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Hurley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M42 and many local buses.

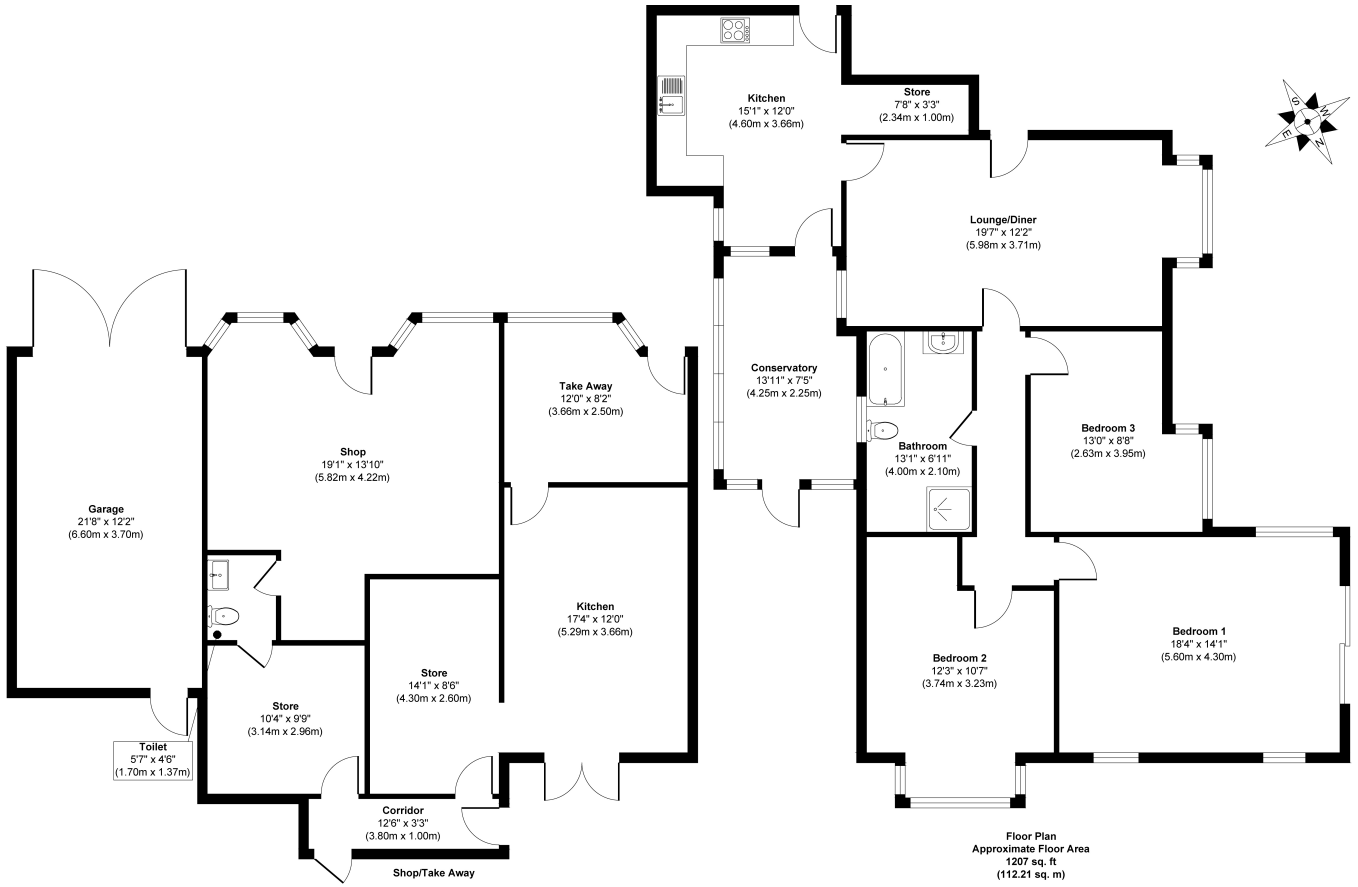
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.


Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

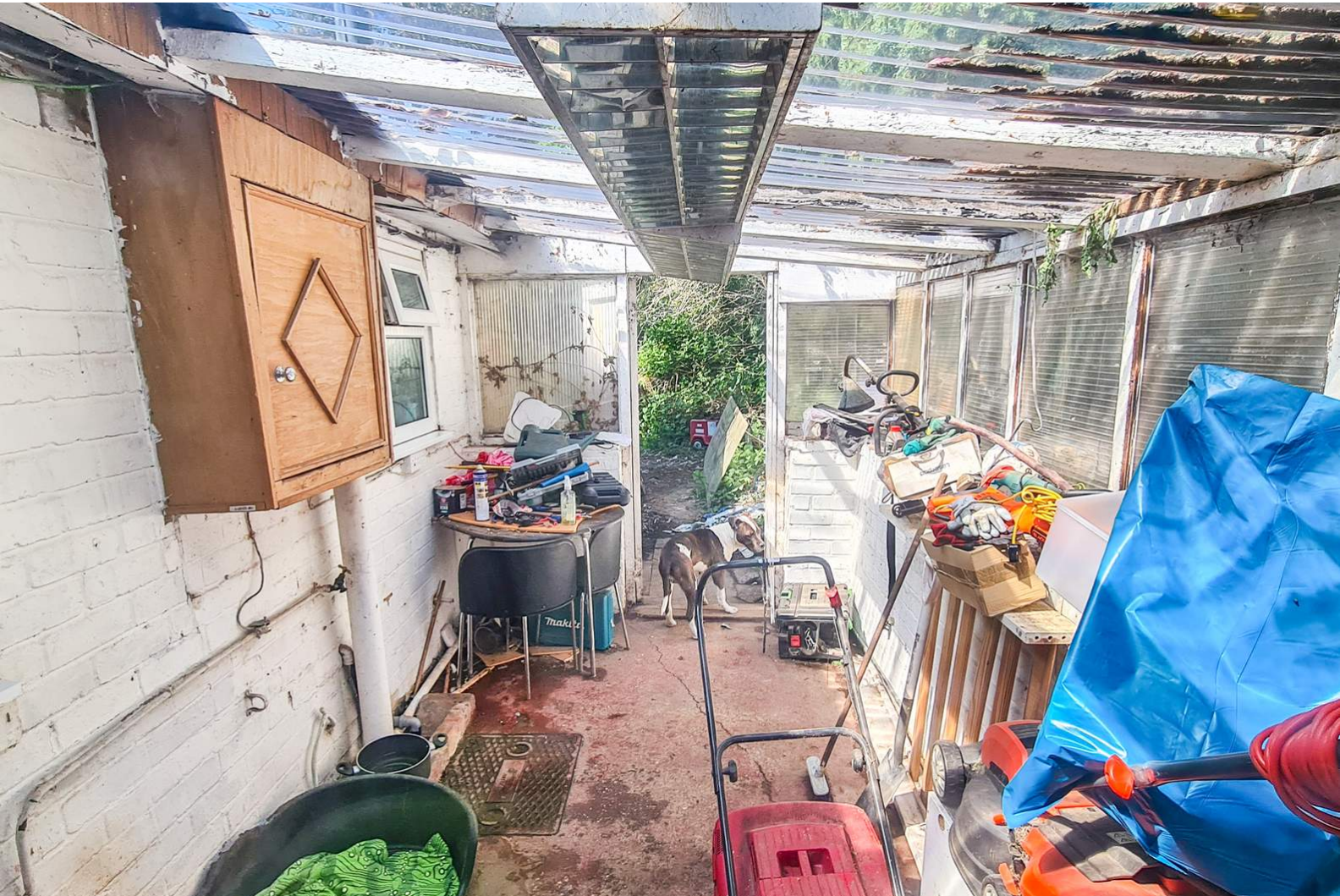
The exclusivity fee is returned to you upon successful completion of the property.





Approx. Gross Internal Floor Area 1207 sq. ft / 112.21 sq. m

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)