



Warwick Road | Wellesbourne  
Offers in Region of £195,000

  
**DISTINCT**  
Property Consultants

This well-maintained, recently upgraded property occupies a quiet corner plot at the end of a terrace in a pretty residential area a short walk from the centre of Wellesbourne village. It benefits from a modern fitted kitchen, lounge/diner, one double and one single bedroom.

EPC rating D

- 2 Bedrooms
- Living Room
- Kitchen
- Bathroom
- Garden
- Alocated Parking Space
- Recently Upgraded
- Quiet Residential Area
- Walking Distance from Town Centre
- Near Local Amenities

Downstairs there is an adaptable lounge/diner space with a large bay window which is not overlooked and a generous walk-in storage cupboard, plus more storage space under the stairs. The separate, recently renovated kitchen has a fitted oven, ceramic hob and extractor, washing machine and dishwasher, plus a space for a full-height fridge/freezer.

Upstairs there is a good-sized double bedroom with a dormer-style window with space for a double wardrobe, and a single bedroom with a recessed space that can be used as a wardrobe. This bedroom is currently used as an office and benefits from useful shelving. Both bedrooms have TV aerial points. The recently refurbished bathroom benefits from a window and includes a white suite with grey tiling, with over-bath shower and glass shower screen, a large heated towel rail and extractor fan. From the landing there is a loft hatch with partly boarded loft space offering additional storage. Every room in the property has newly-fitted, wood-effect taped blinds, giving it a modern, up-to-date look. This is a turn-key, ready to move into, low maintenance property.



## Outside

There is a low-maintenance, newly gravelled garden area at the front and side of the property for sitting out/dining with a picket fence and gate, shrubs and a garden shed. There is an outside tap and double electric socket. The quiet cul de sac access road is lined with trees and there is an allocated parking space to the front of the property.

## Neighbourhood

The centre of Wellesbourne is about half a mile away. There is a Church of England primary and nursery school, plus a range of supermarkets, shops, cafés, restaurants and two pubs. The Wellesbourne Sports and Community Centre runs fitness classes and has a gym, outdoor sports pitch, tennis and netball courts. The village sports clubs include football, rugby, cricket, badminton and cycling.

Wellesbourne market — one of the biggest open air markets in the UK — is held on the airfield on Saturdays.

## Location

There is easy access to the motorway network via the M40 at Junction 15 (5 miles). The nearest train stations are at Stratford-upon-Avon (6 miles) and Warwick Parkway (7.5 miles). It is about 25 miles to Birmingham airport.

There are many attractions in the surrounding area, including country walks and gastro pubs. Just over a mile from the property is the National Trust's Charlecote Park — a Tudor house with Victorian extensions, gardens and parkland with fallow deer. They run a range of workshops and other activities for children and adults.

Compton Verney (3 miles) has an art gallery and runs events, concerts and workshops. It has an extensive Capability Brown landscape, a lake, meadows and woodland, with an adventure playground, bird hide, sand pits, an ice house, hiking trails and picnic spots.



Stratford-upon-Avon — home of the Royal Shakespeare Company and Shakespeare's Birthplace — is only six miles away.

It is a little over six miles to Warwick, with its iconic castle, popular restaurants, pubs and the historic Lord Leycester's Hospital.

Leamington Spa (8 miles) has supermarkets, shops, restaurants and a wide range of entertainment and activities, including an art gallery, museum, cinema, gyms and sports clubs. Leamington is known for its Regency architecture and it holds an annual Food and Drink Festival over two days in September.

#### Situation & Property Information

Freehold

Council tax band B, Stratford-on-Avon District Council — £1,696 (2023-24)

There is an annual charge of £374.92 for the maintenance of the communal grounds.

EPC rating D

#### Viewings

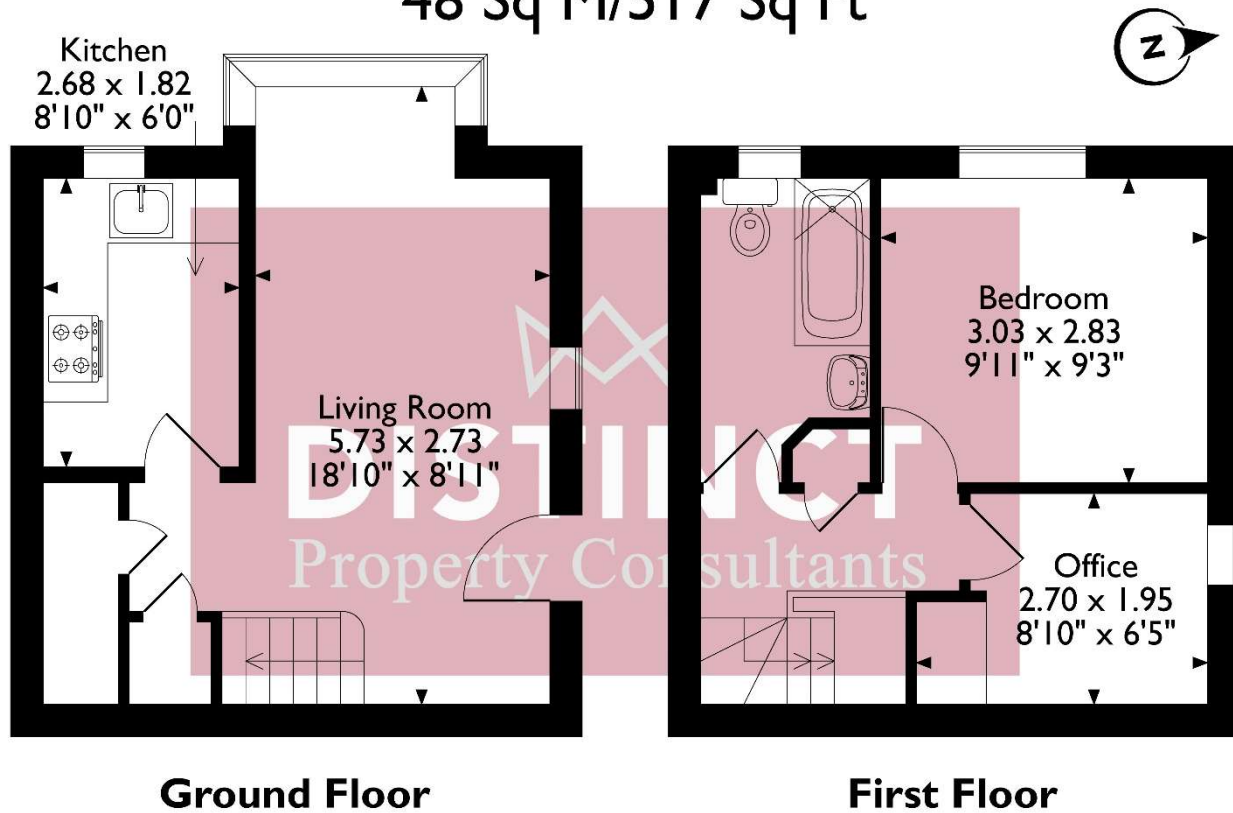
Strictly by appointment only.

#### Agent's Disclaimer

Distinct Property Consultants is the seller's agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible; however, your legal representative is legally responsible for ensuring any purchase agreement fully protects your interests. Please inform us if you become aware of any information being inaccurate.



# Approximate Gross Internal Area 48 Sq M/517 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Distinct Property Consultants is the seller's agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible however Your legal representative is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate. Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)' interests to check their working condition. To comply with anti-money laundering regulations, buyers will be asked to provide proof of ID and proof of address as well as proof of funds. Distinct Property Consultants also offer Lettings and Property Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call us on the number shown above. We are an accredited by the UK leading professional body Propertymark ARLA and NAEA.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(56-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

01608 695252

<https://www.distinctpropertyconsultants.co.uk>

Unit 1, London Road, Little Compton, Moreton  
In Marsh, Gloucestershire, GL56 0FR  
Email: [hello@distinctpropertyconsultants.co.uk](mailto:hello@distinctpropertyconsultants.co.uk)

