



Connells

Ramsay Green
Wellesbourne Warwick



Property Description

Connells are pleased to present this end-terraced WELL PRESENTED, THREE bedroom property, situated close to the heart of the village. Benefiting a spacious Lounge, Conservatory, kitchen, ground floor cloakroom, SHOWER ROOM, enclosed rear garden and allocated parking space. CONTACT US NOW TO ARRANGE YOUR VIEWING!!

Introduction

Combining the peace and tranquillity of the countryside with the convenience of the town and city, Wellesbourne occupies an enviable semi-rural location within Southern Warwickshire.

Bordered by beautiful open fields, woodland and rivers, including many sites run by the National Trust, this sought after location is within easy commuting reach of Stratford upon Avon, Warwick, Leamington Spa and Banbury which all offer an excellent choice of shopping, leisure and cultural amenities, whilst major towns and cities including Solihull, Coventry and Birmingham are all within a 30 mile radius and can be accessed via a bus service linking the towns and villages. Railway links at Stratford upon Avon and Warwick Parkway offer regular services to Birmingham, London and beyond whilst the village itself is just 5 miles from junction 15 of the M40 motorway offering ease of access to the Midlands Motorway Network.

Within Wellesbourne the community are well served by their own redesigned and refurbished sports hall as well as local amenities such as a medical centre, dental surgery and veterinary practice. Facilities

also include a library, church and the highly regarded Wellesbourne C of E Primary School. A comprehensive variety of shops include the Co-op and Sainsbury's supermarkets, as well as an array of independent retailers, a post office, all complemented by the regular Wellesbourne Airfield Market.

Restaurants, a hotel and public houses combine with recreational, social and community activities to bring life and vibrancy to this desirable, expanding village location.

Entrance Hall

Having a door from the front into an entrance hall with stairs rising to the first floor and doors leading to kitchen, Lounge and;

Cloakroom

Having low level WC, wash hand basin, tiled splashback and obscure double glazed window to front elevation:

Kitchen

7' 9" x 9' 4" (2.36m x 2.84m)

Having a range of wall and base units with work surface over, one and a half sink and drainer unit, integrated electric oven and gas hob with extractor hood over, space and plumbing for washing machine and fridge freezer, wall mounted central heating boiler and double glazed window to the front elevation;

Lounge

14' 3" x 16' (4.34m x 4.88m)

Having under stairs storage cupboard, feature fireplace with inset electric fire, radiator, double glazed window into conservatory and opening through to;

Conservatory

12' 6" MAX x 11' 8" MAX (3.81m MAX x 3.56m MAX)

Light and airy UPVC built conservatory with hard roof and doors to rear elevation leading to garden;

First Floor

Landing

Having access to loft space and doors leading to bedrooms and bathroom;

Bedroom One

12' 6" x 8' 3" MAX (3.81m x 2.51m MAX)

Having radiator, fitted wardrobes and two double glazed windows to the front elevation;

Bedroom Two

8' 2" x 9' 7" MAX (2.49m x 2.92m MAX)

Having radiator and double glazed window to the rear elevation;

Bedroom Three

7' 6" x 6' 7" (2.29m x 2.01m)

Having radiator and double glazed window to the rear elevation;

Shower Room

Having white suite comprising low level WC, wash hand basin, tiled splashback, walk in shower cubicle, towel rail with radiator and obscure double glazed window to side elevation:

Outside

Front

Having a walled fore garden with pathway leading through gate to partially glazed door.

Parking

Two allocated parking spaces.

Rear

Having graveled rear garden with paved patio area, mature shrubs and trees, timber fences to boundary, spacious lean to shed and gate giving access to the rear of the property;

Council Tax

Local Authority: Stratford District Council
01789 267575

www.stratford.gov.uk/council/bandings.cfm

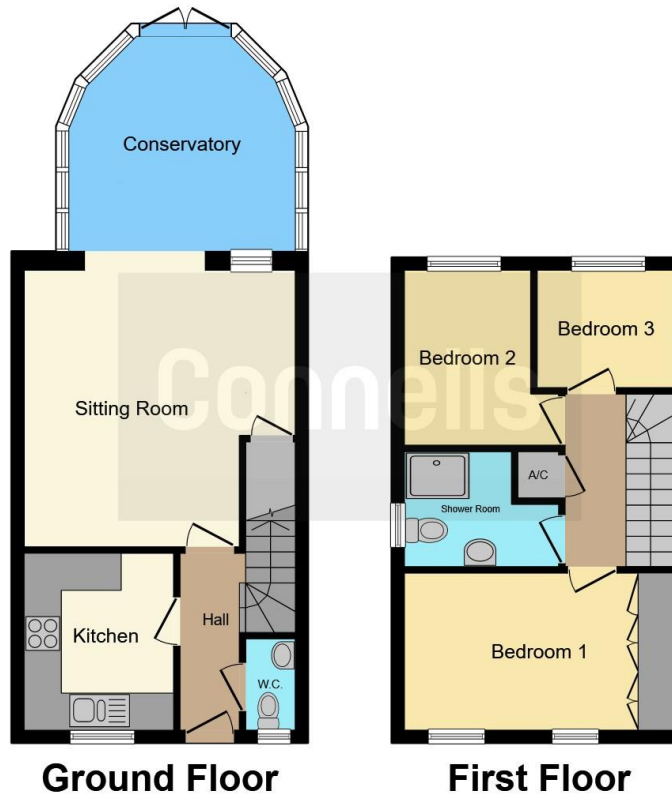
Viewings

Strictly by prior appointment via the selling agent.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103523



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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