



Connells

Orchard Court Ettington Road
Wellesbourne Warwick

Orchard Court Ettington Road Wellesbourne Warwick CV35 9TX

for sale offers over
£190,000



Property Description

Immaculately presented FIRST FLOOR TWO DOUBLE bedroom apartment, situated within a secure gated development in the heart of the village of Wellesbourne. This property benefits two double bedrooms, an en suite to the main bedroom, bathroom, an open plan lounge/diner and kitchen with integrated appliances, access to a communal garden and parking!.

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

Door from the front elevation into a spacious entrance hall having a useful storage cupboard and doors off to the lounge, bathroom and bedrooms.

Open Plan Kitchen/Lounge/Diner

13' 6" Max x 22' 9" (4.11m Max x 6.93m)

Stunning, bright and airy open plan lounge/diner with electric radiator, television point, two double glazed windows to the rear and leading through to a fully fitted kitchen having a range of modern high gloss wall and base units and complimentary work surfaces over, benefiting integrated appliances including a fridge freezer, dish washer, washing machine, double electric oven, electric hob with a cooker hood over and tiled flooring.

Bedroom One

12' 2" Max x 18' 2" Max (3.71m Max x 5.54m Max)

Double bedroom having a double glazed window to the rear elevation, built in wardrobes, radiator and a door leading to

Ensuite

Modern en suite comprising a low level WC, wash hand basin, radiator and a shower cubicle with a shower.

Bedroom Two

16' 9" Max x 8' 7" Max (5.11m Max x 2.62m Max)

A further double bedroom having a double glazed window to the rear elevation and radiator.

Bathroom

Modern bathroom suite comprising a low level WC, bath with a shower over, wash hand basin and a radiator.

Outside

Communal Garden

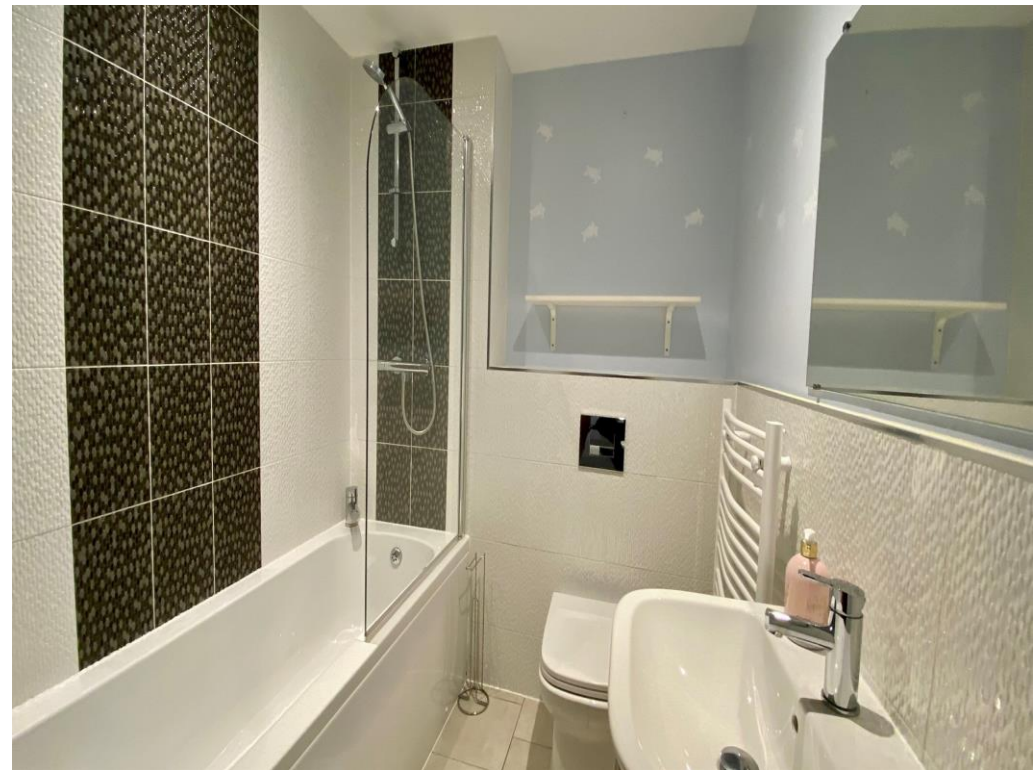
Access to a large communal garden.

Parking

One allocated parking space and benefiting ample visitor parking.

Viewings

Viewings strictly via appointment with the agent only.







To view this property please contact Connells on

T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WBE103576

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WBE103576 - 0008