



Wellesbourne House Walton Road Wellesbourne Warwick CV35 9TT

for sale offers in excess of
£190,000



Property Description

This charming property has STUNNING open-plan living space to combine a lounge, kitchen and dining space. A cloakroom, and double bedroom completes the downstairs accommodation. Upstairs is a further bedroom, bathroom and STUNNING lounge with VAULTED ceiling, outside offers TWO PARKING SPACES and access to communal gardens

Hallway

Front door leading into hallway, stairs rising to first floor and doors leading to cloakroom and bedroom two.

Kitchen/Diner

14' 2" x 10' 7" (4.32m x 3.23m)

A good size living space, with a contemporary kitchen comprising, base and wall mounted units with integral bosch appliances to include; electric oven, gas hob, extractor over, fridge/freezer, washing machine and dishwasher and double glazed window to the front elevation.

Cloakroom

Partly tiled with low level wc, wash hand basin and understairs storage cupboard.

Bedroom Two

7' 1" Max x 13' 7" Max (2.16m Max x 4.14m Max)

Having double glazed window to the front

elevation and radiator

Landing

Bedroom One

14' Max x 8' 2" Max (4.27m Max x 2.49m Max)

Having double glazed window to the front elevation and radiator

Living Room

14' 2" x 10' 7" (4.32m x 3.23m)

Having open vaulted ceiling with exposed beams, two skylight to the front and rear elevations and radiator.

Bathroom

Having bath with shower over, low level wc, wash hand basin with vanity unit, heated chrome towel rail, partly tiled throughout and fitted led mirror.

Outside

Parking

The property benefits two parking spaces to the front.

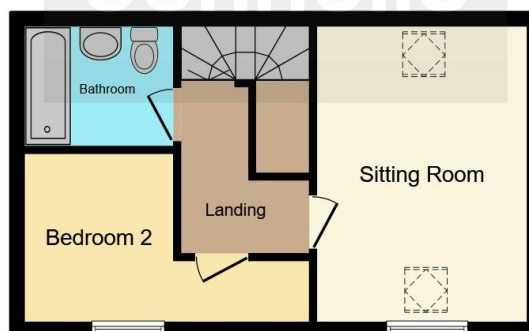








Ground Floor



First Floor

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

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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 1576.00

Ground Rent:
 172.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WBE103719

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2018. 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.

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