



Connells

Hastings Road
Wellesbourne Warwick

Hastings Road Wellesbourne Warwick CV35 9PP

for sale offers over
£325,000



Property Description

An excellent opportunity to purchase this THREE bedroom mid-terraced home, nestled in the heart of Wellesbourne village.

The ground floor features a porch and hallway, a cloakroom, generous lounge, dining room, and a stylish kitchen with utility space.

Upstairs, you'll find three bedrooms and a family bathroom.

Externally, the home benefits from a private rear garden and a garage accessed via a communal driveway.

Get in touch today to book your viewing appointment!

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 Porch

Accessed via a UPVC partly glazed door from the front elevation, the entrance porch features side elevation windows that allow natural light to enter. A further glazed internal door leads from the porch into the entrance hall.

Entrance Hall

Welcoming and functional, the entrance hall features a radiator, a carpeted staircase leading to the first floor, and a useful understairs storage area. Doors provide access to both the kitchen and:

Cloakroom

Partly tiled and fitted with a white suite, the cloakroom includes a low-level WC and a wash hand basin set within a vanity unit. An obscure double-glazed window to the front elevation provides natural light while maintaining privacy.

Kitchen

Fitted with matching white gloss wall and base units, complemented by stylish work

surfaces, this well-appointed kitchen features an inset sink and drainer unit with mixer tap positioned beneath a double-glazed window to the front elevation. Additional highlights include a wall-mounted central boiler, integrated electric oven with gas hob and extractor hood, tiled splashbacks, and a useful storage cupboard. There is space and plumbing for both a washing machine and dishwasher, as well as room for a fridge freezer. A radiator provides warmth, and double partly obscure glazed doors lead through to;

Sitting Room

10' 4" x 14' 3" (3.15m x 4.34m)

Having door into utility room and opening through to:

Dining Room

10' 7" MAX x 7' 9" MAX (3.23m MAX x 2.36m MAX)

Bright and versatile, the dining room features a radiator for comfort, an obscure double-glazed window to the side elevation, and sliding doors to the rear elevation that open directly into the garden.

Utility Room

A practical space offering additional storage and direct access to the garden via an external door.

First Floor

Landing

Galleried landing having access to boarded loft via loft ladder, storage cupboard and doors to bedrooms and bathroom:

Bedroom One

12' 3" MAX x 10' 2" (3.73m MAX x 3.10m)

Having radiator, fitted wardrobes and double glazed window to front elevation:

Bedroom Two

13' 8" MAX x 11' 5" (4.17m MAX x 3.48m)

Having radiator and double glazed window to rear elevation:

Bedroom Three

8' 6" x 8' 8" (2.59m x 2.64m)

Bathroom

A partly tiled bathroom fitted with a white suite, including a bath with overhead shower, wash hand basin with vanity unit, and WC. Additional features include a chrome heated towel rail, ceiling-mounted downlighters, and an obscure double glazed window to the front elevation.

Outside

Front

Having a partly paved and graveled foregarden with pathway leading to front door.

Garage

Having up and over door and accessed via a communal driveway.

Rear Garden

Private garden having a paved patio area ideal for outside entertaining, a lawned area and a pathway leading to rear gate.

Council Tax

Local Authority: Stratford District Council
Band C

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

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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBE104032



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