



Connells

Frost Road
Wellesbourne WARWICK

Frost Road Wellesbourne WARWICK CV35 9UF

for sale
£260,000



Property Description

Situated in the popular village of Wellesbourne this mid-terraced home offers well-presented accommodation throughout.

Benefiting an entrance porch, Lounge, conservatory and fully fitted kitchen. To the first floor there is TWO bedrooms and a shower room.

Externally the property has a garage and private, low maintenance garden.

CONTACT US NOW TO BOOK YOUR APPOINTMENT TO VIEW!!

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

Having door from front elevation, radiator with cover and door to:

Lounge

16' 1" MAX x 12' 6" MAX (4.90m MAX x 3.81m MAX)

Having stairs rising to first floor, understairs storage cupboard, feature fireplace with inset gas fire, two radiators, double glazed window to front elevation and door to:

Kitchen

12' 5" x 9' 4" (3.78m x 2.84m)

Modern fully fitted kitchen with a range of wall and base mounted units, complementary work surfaces over, tiled splashback, stainless steel sink and drainer unit,

integrated electric oven, gas hob and a cooker hood over, space for a fridge/ freezer, space and plumbing for a washing machine and slimline dishwasher. Having a breakfast bar to one side, radiator, ceiling downlighters, double glazed window to the rear elevation and a double glazed door leading to the;

Conservatory

9' 9" x 11' (2.97m x 3.35m)

UPVC construction with tiled flooring, radiator, a double glazed window to the rear and side elevations and a double glazed door leading out to the garden.

First Floor

Landing

Carpeted flooring, loft hatch providing access to the boarded loft space with lighting and doors off to all rooms.

Bedroom One

13' 9" x 12' 5" MAX (4.19m x 3.78m MAX)

Double bedroom with carpeted flooring, two radiators, cupboard housing the hot water tank and two double glazed windows to the front elevation.

Bedroom Two

11' 5" x 7' 4" MAX (3.48m x 2.24m MAX)

Having carpeted flooring, radiator and a double glazed window to the rear elevation.

Shower Room

Having a white suite comprising low level WC, wash hand basin with vanity unit, shower cubicle, tiled walls, extractor fan, radiator and obscure, double glazed window to the rear elevation.

Outside

Front

Having pathway leading to front door and graveled foregarden.

Garage

Single garage located at the rear with an up and over door.

Rear Garden

Low maintenance rear garden which is mainly paved, ideal for external dining benefiting from a courtesy door leading to the garage.

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

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