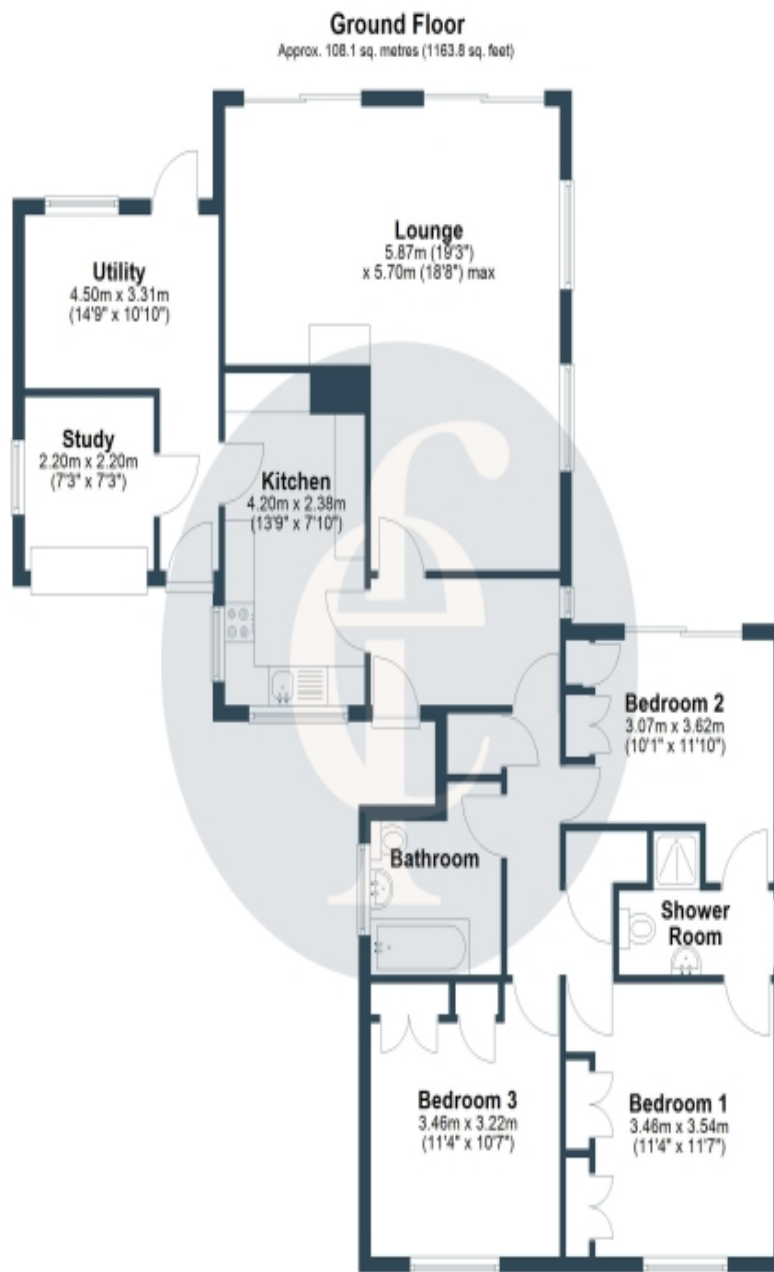




Gloster Gardens, Wellesbourne, Warwick, CV35 9TQ

Offers In Excess Of £375,000





Total area: approx. 108.1 sq. metres (1163.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A	68 D	82 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	68 D	82 B
1-20	G		

A spacious detached bungalow nestled in a quiet cul-de-sac on the highly regarded Dovehouse estate in the popular village of Wellesbourne.

The substantial village of Wellesbourne combines the peace and tranquillity of the countryside with the convenience of the town. It occupies an enviable semi-rural location within Southern Warwickshire, bordered by beautiful open fields, and 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. 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 five miles from junction 15 of the M40 motorway, offering ease of access to the Midlands Motorway Network.

The property is ideal for anyone looking to downsize, but should also not be overlooked by a family looking for a home located on a larger-than-average plot, with scope for development if desired. Bungalows are not just for retirees; they are ideal for a lucky new owner who wants space, a generous garden, and in this instance - the convenience of no onward chain.

The property has been much loved by the current owner, but is now ready for some modernisation. The accommodation is of generous proportions throughout and has a thoughtful layout, with the living space located at the back overlooking the garden, and the bedrooms positioned off the hallway to the front.

The accommodation is accessed via a spacious, welcoming hallway, opening onto a considerably sized sitting through dining room with two sets of patio doors onto the garden and a dual aspect. The kitchen is positioned at the front of the bungalow, which leads to a large utility and study.

The master bedroom is positioned at the front of the property with fitted wardrobes and a Jack and Jill shower room to the third bedroom - this could be converted to a full master suite with a dressing area and en-suite. A further bedroom offers a double room with fitted wardrobes, and completing the accommodation is a main bathroom.

Outside, is a private and enclosed lawned garden with patio area and side gated access. The front has a neat driveway for 4-5 cars and a landscaped front garden laid to rockery.

Viewing is an absolute must to appreciate the position and potential.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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Tel: 01789 590 988

Mob: 07947112186

West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF

www.emmafranklinstateagents.co.uk