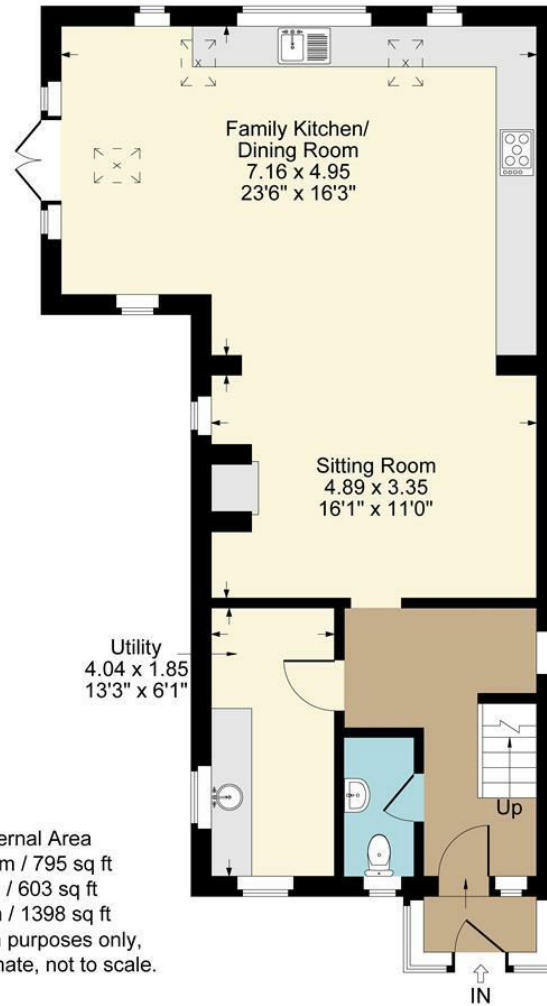


Peter Clarke

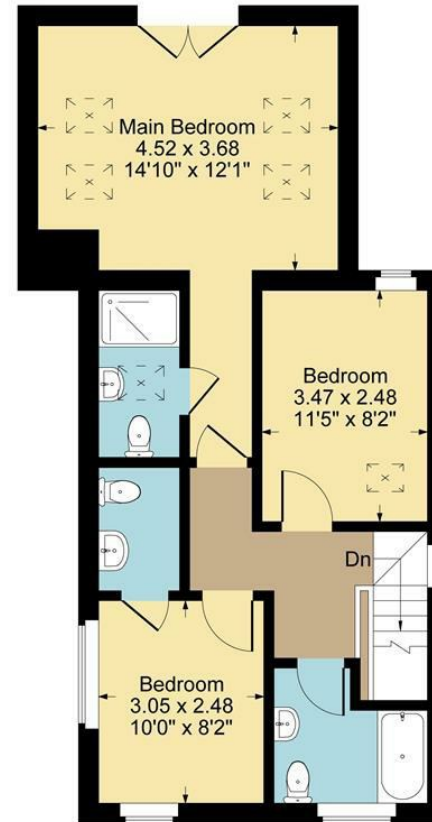


Wisteria Cottage, Mill Lane, Alveston, CV37 7QL

Wisteria Cottage, Alveston



Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 73.83 sq m / 795 sq ft
 First Floor = 55.99 sq m / 603 sq ft
 Total Area = 129.82 sq m / 1398 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



- Modern three bedroom detached residence
- Very well situated within the village
- Great potential
- Requires modernisation and improvement
- Surrounded by superb period property and the Old Church of St James
- Good sized side and rear gardens



Offers Based On £575,000

Unusually available on the coveted Mill Lane area of Alveston, and set back, a modern detached three bedroomed residence. Internally the property requires modernisation and improvement but is extremely well situated in this beautiful spot, and offers great potential over the 1,398 sq.ft. of accommodation. Undoubtedly the property will appeal to someone who wishes to polish this accommodation. Externally the property has its own parking and a good size side and rear garden including a deck. Surrounded by superb period property and the Old Church of St James, this is a very desirable address.

ACCOMMODATION

ENTRANCE HALL

CLOAKROOM

with wc and wash hand basin.

UTILITY ROOM

with built in circular stainless steel sink, space for appliances, Vaillant gas fired central heating boiler, electric fuse box.

SITTING ROOM

with fireplace including wood burning stove, feature blue glass block wall and open plan to

FAMILY KITCHEN AND DINING ROOM

with French doors to side, a range of base and wall cupboard and drawer units, quartz working surfaces, double sink, Rangemaster stove, integrated Neff dishwasher, space for American style fridge freezer.

FIRST FLOOR LANDING

MAIN BEDROOM

with velux roof lights and double doors with Juliet balcony.

EN SUITE SHOWER ROOM

BEDROOM TWO

EN SUITE

with wc and wash hand basin.

BEDROOM THREE

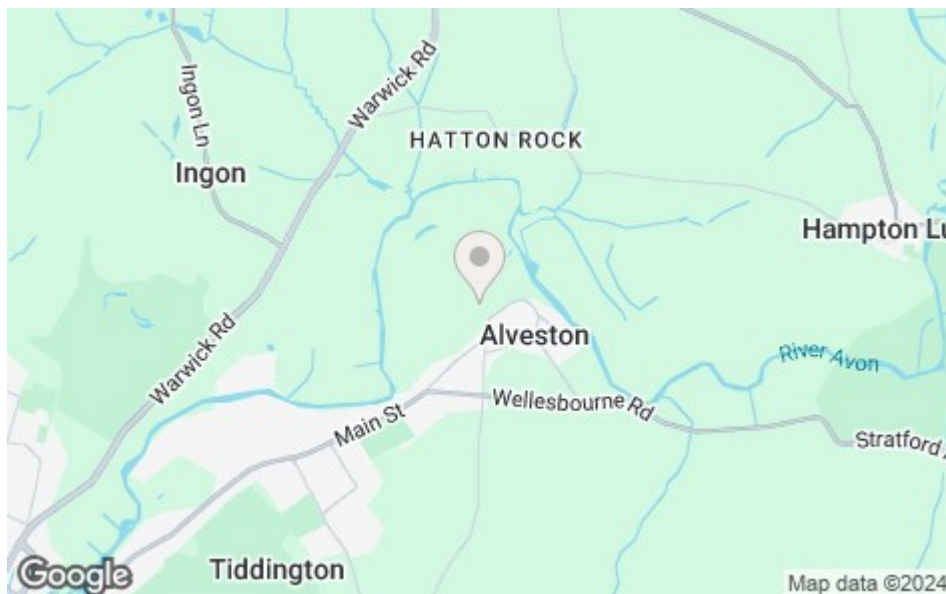
MAIN BATHROOM

OUTSIDE

To the front of the property are two parking spaces with electric vehicle charging point. A gated side access leads round to a side terrace and beyond the low maintenance rear garden with astro-turf cover and a deck at the foot of the garden. Cold water tap.







GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas fired central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

