

Peter Clarke



8 Anslow Road, Wellesbourne, Warwick, CV35 9UT

- Well Presented Semi Detached House
- Living Room
- Kitchen - Diner
- Three Bedrooms
- Family Bathroom & Downstairs Cloakroom
- Enclosed Rear Garden
- Two Car Parking Spaces Infront Of The House
- Remaining NHBC



£285,000

ACCOMMODATION

Enter through UPVC door into entrance hall with wall mounted radiator and stairs rising to first floor. Door leading into spacious living area with window to front and wall mounted radiator. Leading into an inner hallway with large understairs storage cupboard and further door into cloakroom fitted with a wc, wash hand basin and extractor fan. The kitchen-diner is fitted with a range of wall and base units with worktop over, inset stainless steel sink and drainer with window overlooking the rear garden. Boasting integrated fridge-freezer, dishwasher, oven and induction hob with extractor above. The dining area has space for a table. Wall mounted radiator. French doors leading out into the garden. Upstairs the landing has door into spacious cupboard and access into loft hatch which is insulated. Bedroom one is a spacious master bedroom with two windows overlooking front aspect and wall mounted radiator. Both bedroom two and three have windows overlooking the rear aspect and wall mounted radiators. The bathroom is fitted with a suite comprising of bath with shower, wc and wash hand basin. Obscure window to side and wall mounted radiator.

OUTSIDE

The rear garden is enclosed with fencing, patio area and remainder laid to lawn. There is a sheltered side access which is perfect for additional storage of bikes, toys or bins. To the front of the property there are two car parking spaces.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

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

CHARGES: We have been advised that there is an annual estate charge of £120 which contributes to the upkeep of communal grounds.

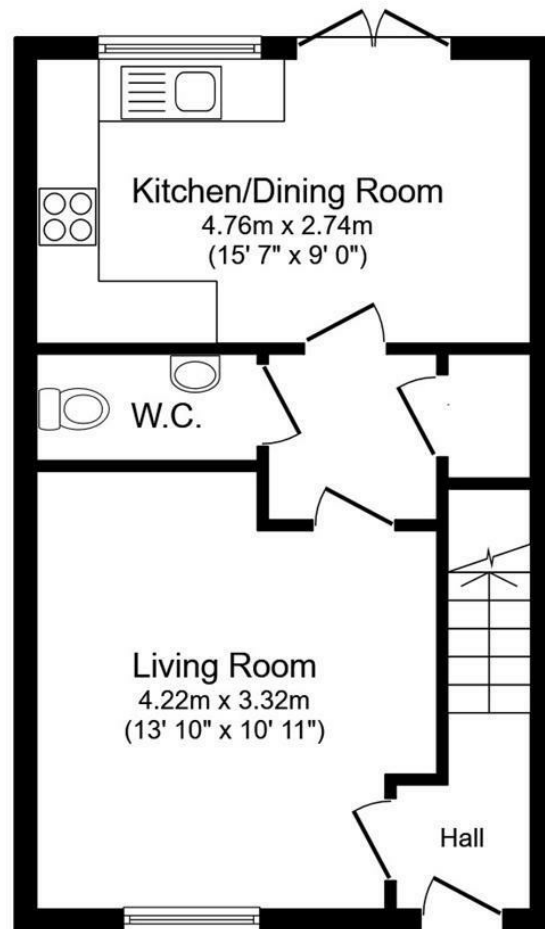
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

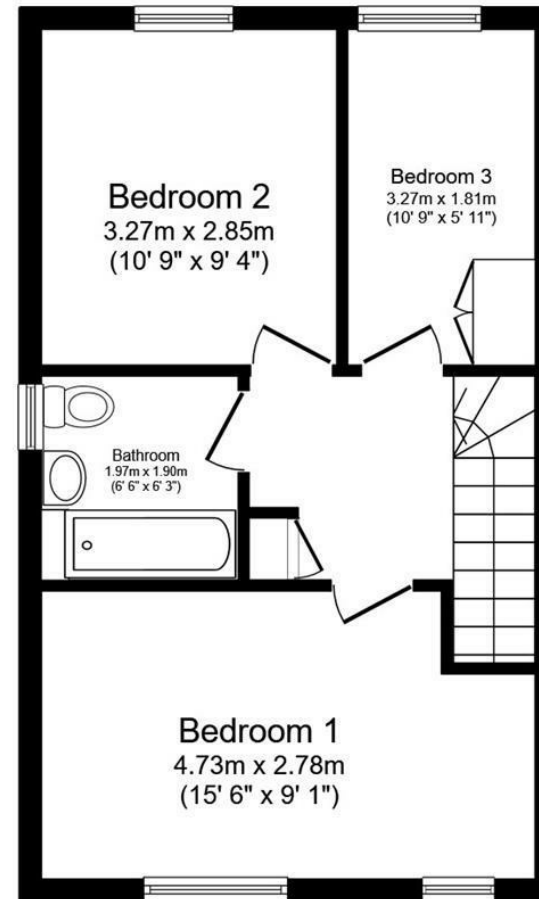
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.





Ground Floor

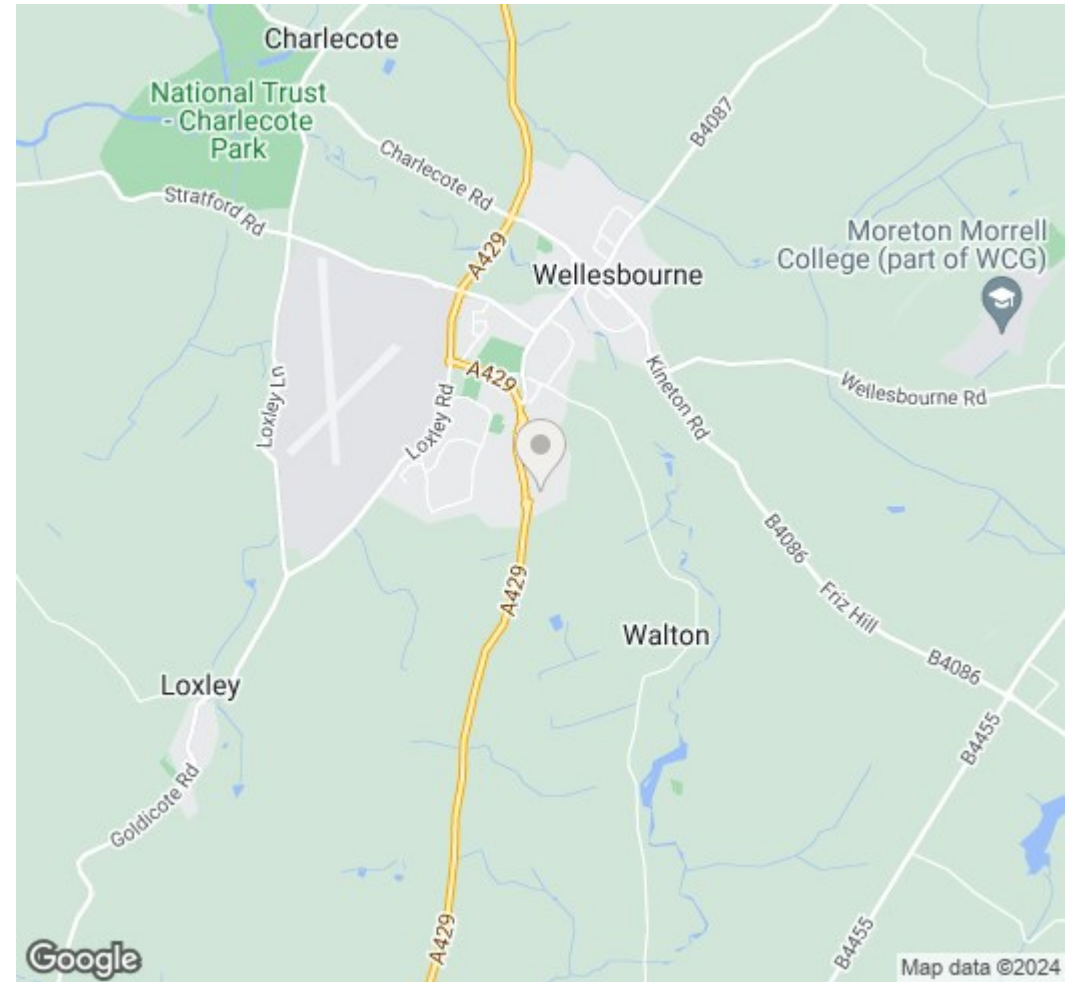


First Floor

Total floor area 78.0 sq.m. (839 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox





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.

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