

Peter Clarke



10 Wellington Close, Wellesbourne, Warwickshire, CV35 9JQ

- Cul De Sac Setting
- Detached House
- Two Reception Rooms
- Downstairs Cloakroom
- Integral Garage
- Driveway
- Four Bedrooms
- Bathroom & Ensuite
- Enclosed Rear Garden
- EPC Rating C



Asking Price £425,000

#### ACCOMMODATION

Door into inner porchway with personnel door into garage. Further door into hallway with doors leading to all reception rooms and door to understairs storage. Into the spacious living room with window and door into rear garden. Fireplace with decorative surround. The dining room has sliding door into rear garden. The kitchen is fitted with a range of wall and base units with worktop over inset stainless steel sink and drainer with window overlooking the front aspect. Eye level cooker and microwave. Dishwasher. Wall mounted boiler. Space for breakfast table. Door to side access. Downstairs cloakroom with wc and vanity basin and obscure window to rear. Stairs rising to first floor landing with airing cupboard. Leading into bedroom one with window to rear aspect. Two built in wardrobes and an additional single storage cupboard. Door into ensuite shower room with wc and wash hand basin. Obscure window to rear. Bedroom two is a further spacious double with window to rear aspect. Bedroom three and four are both located to the front of the property with bedroom three offering wardrobes. The bathroom is fitted with a white suite comprising of bath with electric shower over, wc and wash hand basin. Obscure window to side.

#### OUTSIDE

Immediately to the rear of the property is a paved patio extending to one side, mainly laid to lawn with well stocked shrub border, shed, perimeter wooden panel fencing and enjoying reasonably private outlook.

#### PARKING

Access to the front, there is a block paved driveway with remainder laid to lawn. The garage has up and over door and offers power and light. There is plumbing for a washing machine.

#### 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.

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.

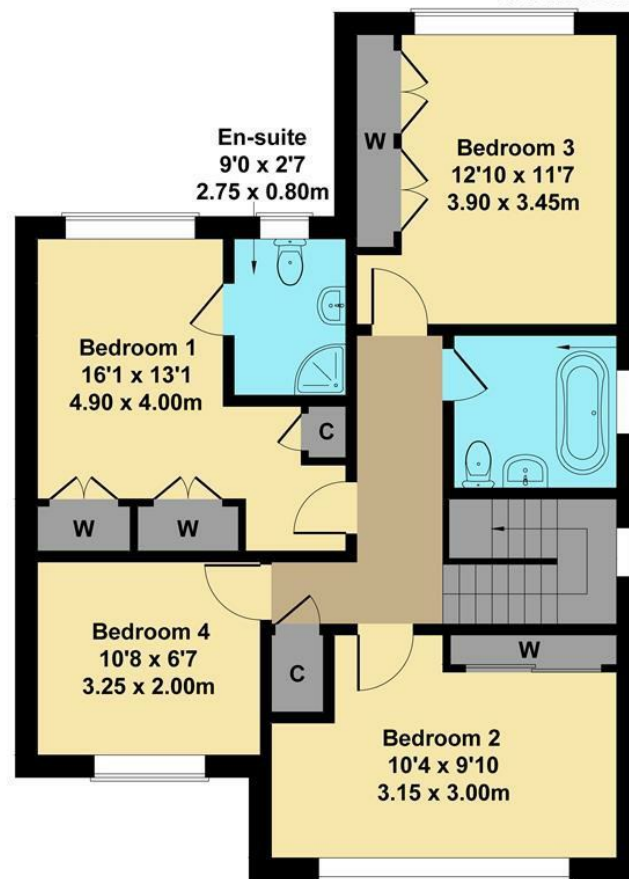
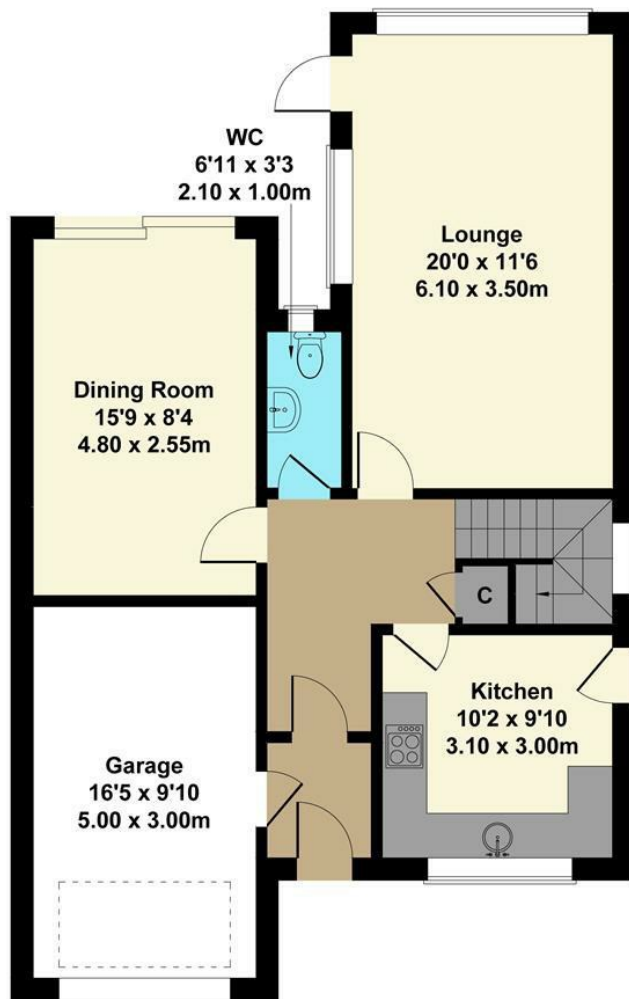
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



Approximate Gross Internal Area  
1593 sq ft - 148 sq m

Bathroom  
7'3 x 6'11  
2.20 x 2.10m

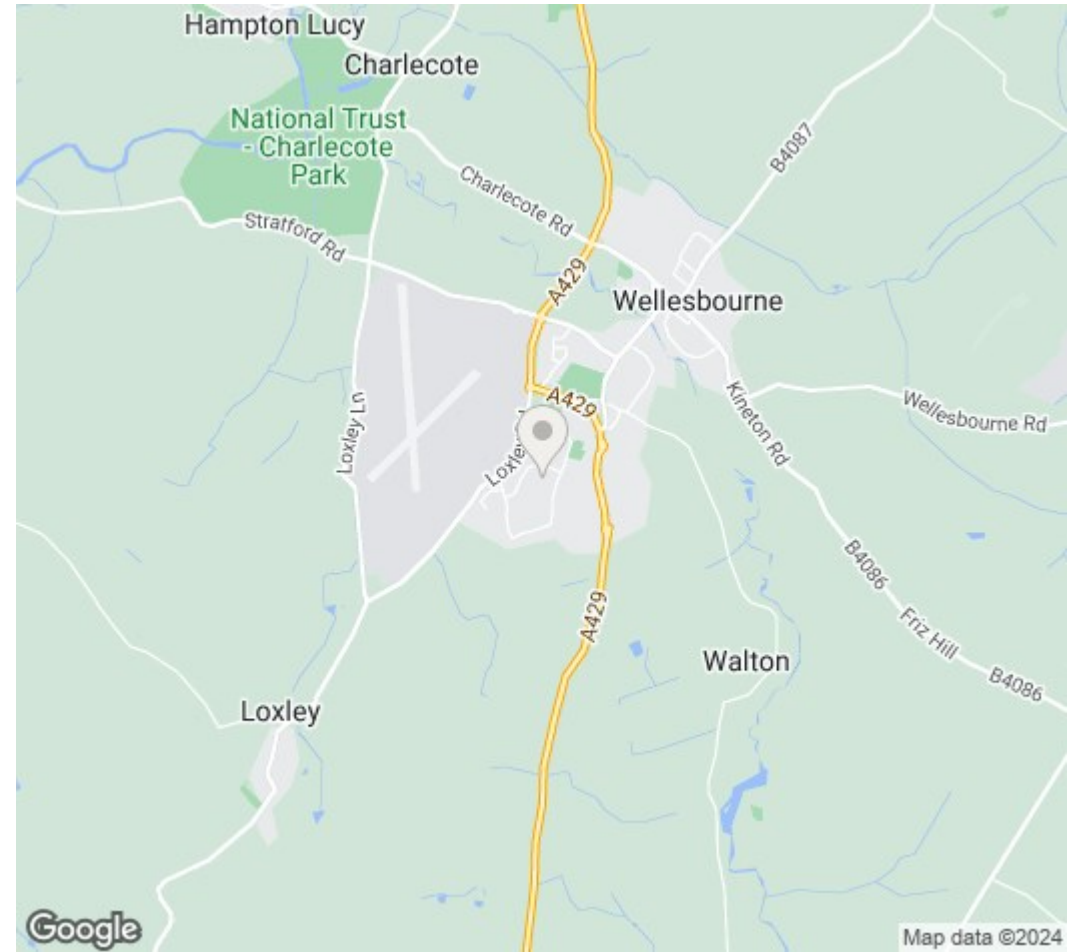


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.





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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