

Peter Clarke



29 Frost Road, Wellesbourne, Warwick, CV35 9UF

- Cul De Sac Setting
- Living Room
- Kitchen-Diner
- Downstairs Cloakroom
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Garage
- Off Road Parking
- EPC RATING TBC



£285,000

ACCOMMODATION

Set back behind a chipped front garden, which could be used as an additional parking space. A paved pathway extending to a canopy covered front entrance with panel glazed front door to the main accommodation, with stairs rising to the first floor. Door into living room with window to the front aspect, interconnecting door into kitchen - diner. The kitchen area is fitted with a range of wall and base units and worktop over. Integrated fridge, oven with extractor over, integrated dishwasher and integrated washing machine. Inset sink with window overlooking rear aspect. Patio doors leading into rear garden. The downstairs cloakroom having corner wash hand basin with tiled splash back extending via a door to a low flush wc. Upstairs the first floor landing offers access to loft hatch which is partially boarded. Bedroom has window to the front aspect, fitted double wardrobe to one side and useful storage cupboard above stairwell. Bedroom two and three both are positioned to the rear of the property. The bathroom is fitted with a modern suite that comprises a panelled bath with shower unit over with shower screen, complimentary wall tiling extending to a low flush wc, pedestal wash hand basin, complimentary floor tiling, obscure window to side aspect and heated towel rail.

OUTSIDE

With decking area running the width of the property with the remainder laid to lawn with bordering shrubs and evergreens. Boundary wooden panelled fencing with side access, returning to the front of the property. Outside water tap.

PARKING

Having single tarmac parking space and up and over door to single garage, which has power and light.

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 D.

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

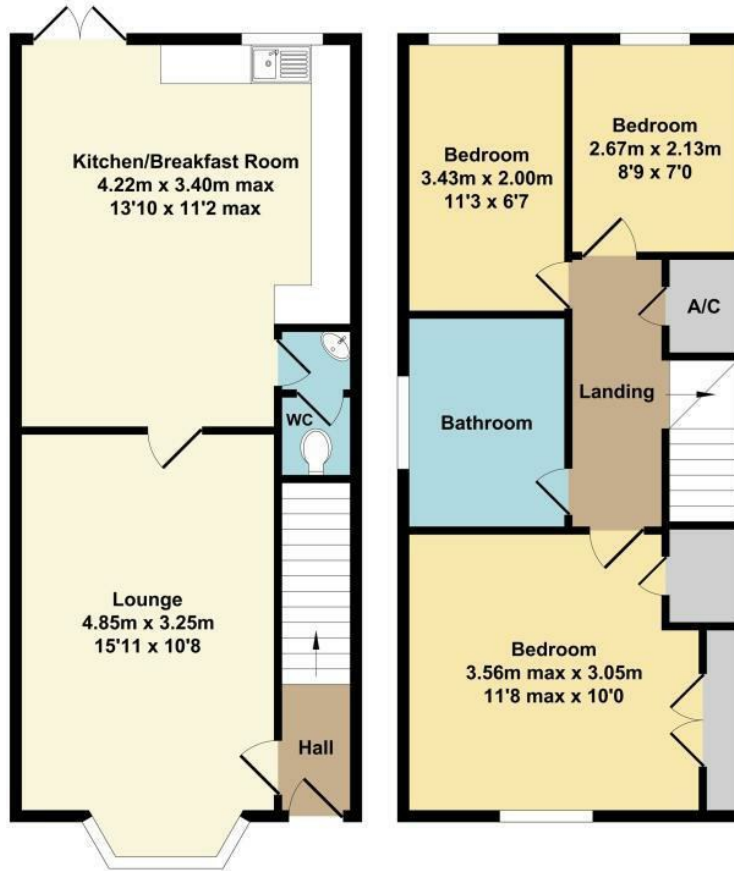
VIEWING: By Prior Appointment with the selling agent.



Frost Road, Wellesbourne

Total Approx. Floor Area 84.52 Sq.M. (910 Sq.Ft.)

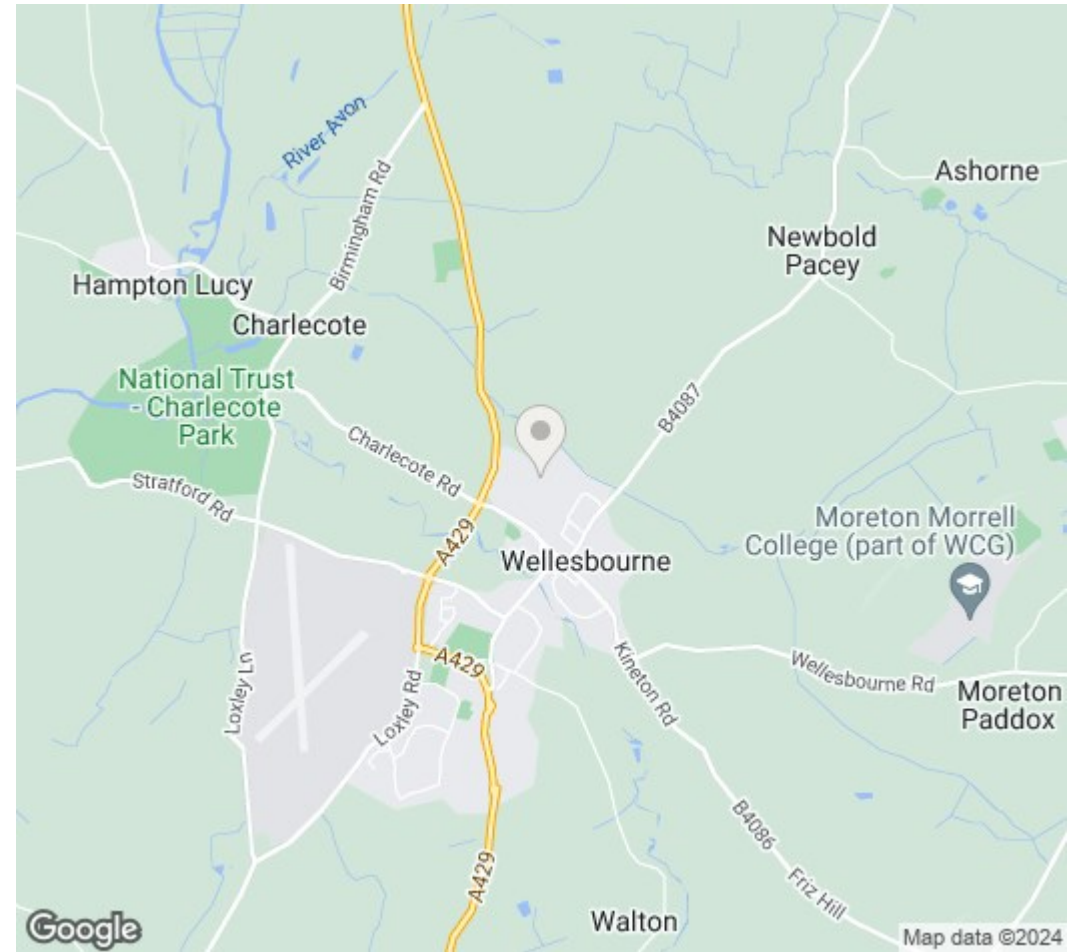
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 42.75 Sq.M.
(460 Sq.Ft.)

First Floor
Approx. Floor
Area 41.77 Sq.M.
(450 Sq.Ft.)





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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