

Peter Clarke



Mandalay, School Road, Wellesbourne, CV35 9NH

- NO CHAIN
- Central Village Location
- Living Room Through Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Garage
- Off Road Parking
- Enclosed Rear Garden
- EPC Rating E



Offers In The Region Of  
£290,000

#### ACCOMMODATION

Front door leads into spacious hallway with stairs rising to first floor and useful understairs storage, and further doors lead into living room and kitchen. The kitchen is fitted with a range of wall and base units with worktop over, inset sink and drainer with window to side aspect. Space for cooker and space for fridge-freezer. Personnel door to rear garden. A spacious through living room with large window to front aspect, and archway into dining room. Having a central fireplace with back boiler, and the dining room having a wall mounted radiator and patio doors opening into rear garden.

The first floor landing has obscure window to side aspect and access to loft space. Door leading into a spacious master bedroom with window to front aspect and wall mounted radiator. Bedroom two offers a further double bedroom with window to rear aspect and wall mounted radiator. Door into airing cupboard housing the hot water tank. Bedroom three is positioned to the front aspect with wall mounted radiator. The bathroom comprises of bath with mixer taps, wc and wash hand basin. Obscure window to rear aspect.

#### OUTSIDE

Enclosed rear garden mainly laid to lawn with planted borders. Additional paved area down the side of the house with door allowing access to the rear of the garage.

#### PARKING

There is a driveway to the front of the property for two to three cars. Garage hinged timber doors to front and personnel door to rear with small window. The garage benefits from power.

#### 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. Back boiler in the living room.

**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.

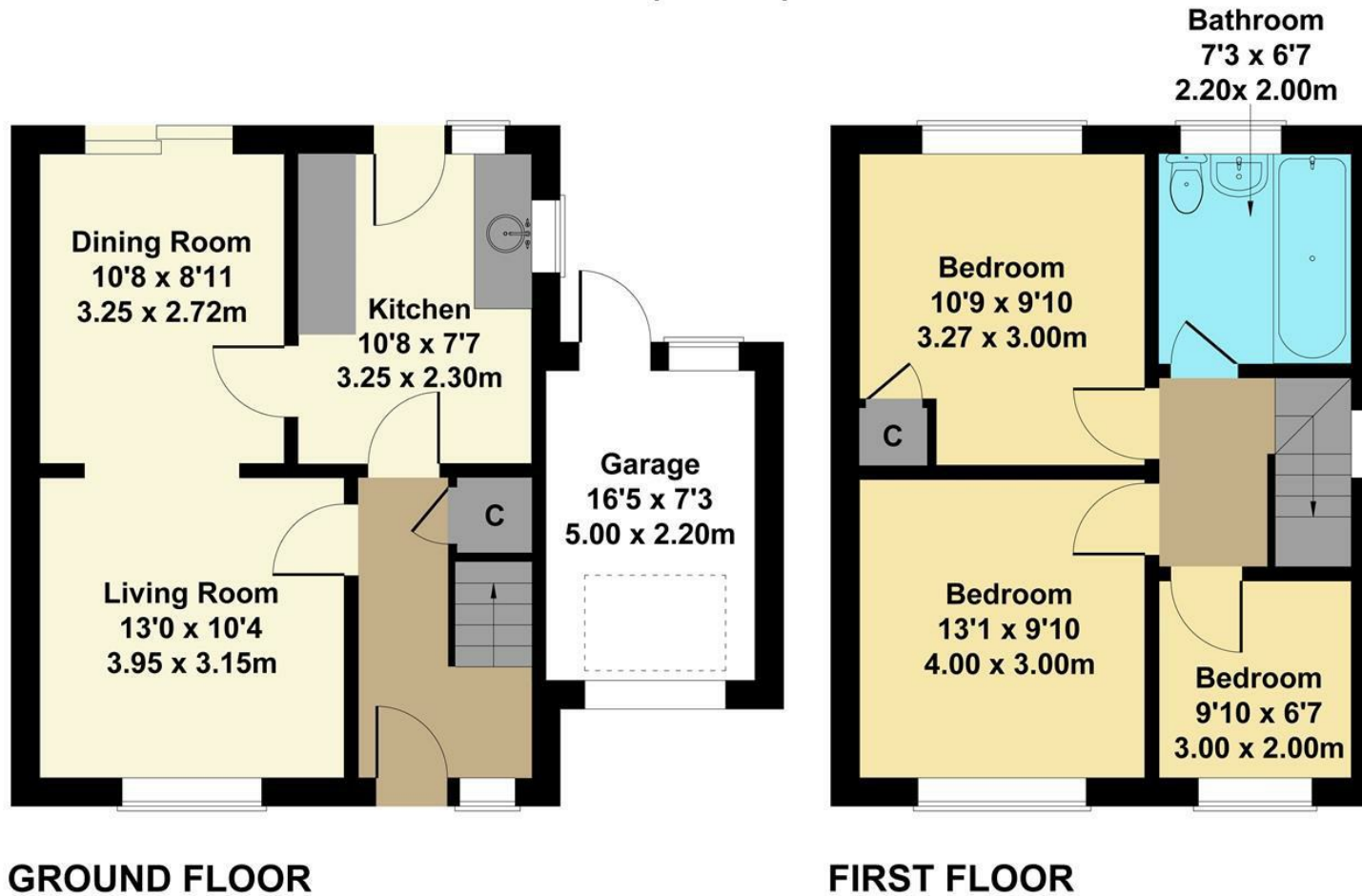
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** E. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



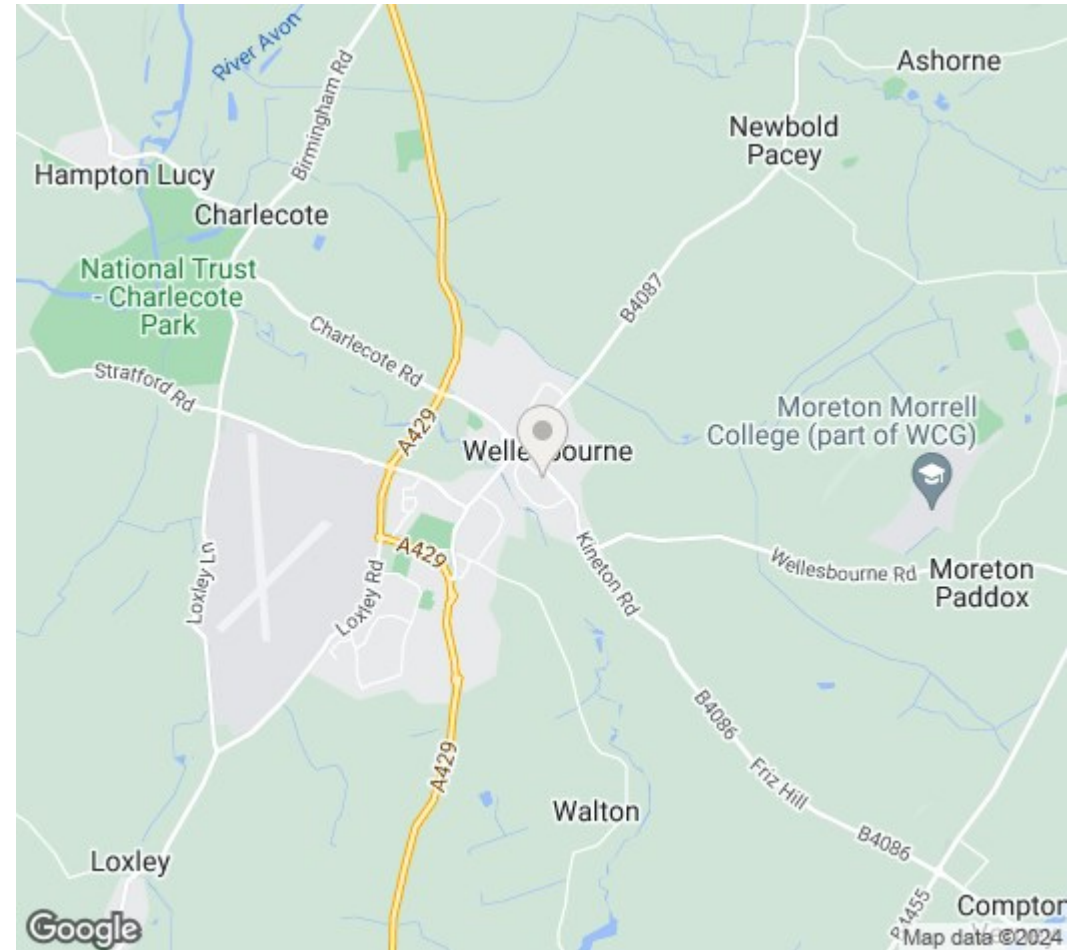
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Approximate Gross Internal Area  
807 sq ft - 75 sq m



Not to Scale. Produced by The Plan Portal 2024  
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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