



Peter Clarke

19 Cherry Orchard, Wellesbourne, Warwick, CV35 9NB

- Charming Two Bedroom Cottage
- Open Plan Living - Dining
- Kitchen
- Two Bedrooms
- Upstairs Bathroom
- Generous Easy To Maintain Rear Garden
- Central Village Location
- Well Presented Throughout
- Character Features



Offers Over £230,000

ACCOMMODATION

Front door leading into living room, boasting feature fireplace with fitted log burner, exposed wooden beams and brick work. Television point and stairs rising to first floor accommodation, under stairs and wall mounted storage cupboards. Window to front aspect. Dining area and archway leading into the kitchen, which is fitted with a range of wall and base units with worktop over. Inset Belfast sink and drainer with window overlooking rear garden. Integrated electric oven, induction hob and extractor above. Space for further appliances to include fridge-freezer, washing machine and dishwasher. Spotlights to ceiling and stable door to rear garden. Upstairs the first floor landing has doors to all bedrooms. Access to loft space which is boarded. Bedroom one offers window to front aspect, wall mounted radiator, useful storage cupboard and feature fireplace. Bedroom two has wall mounted radiator and window to rear aspect. The bathroom is fitted with a white suite comprising of bath with shower over, wc and wash hand basin. Heated towel rail, partial wall tiling and window to rear aspect.

OUTSIDE

A generous low maintenance outside space with timber and brick boundary. Raised decking area with the remainder of the area laid to gravel. Useful outbuilding with electricity to the rear of the garden. Gated access.

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.

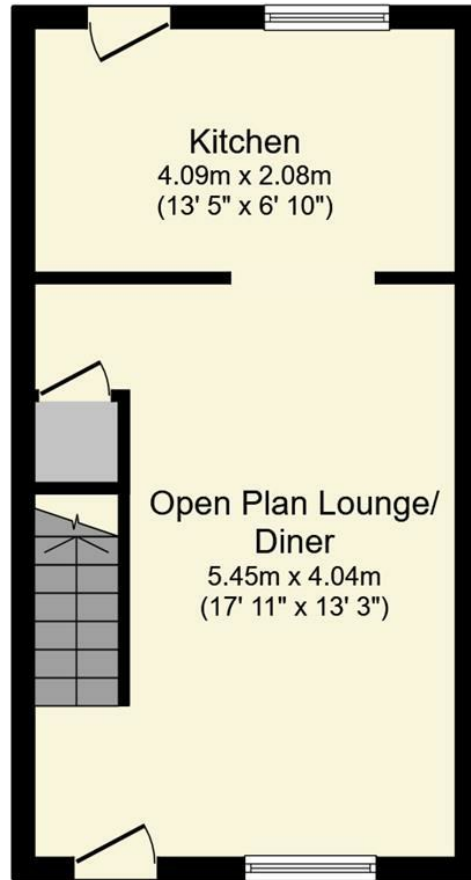
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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

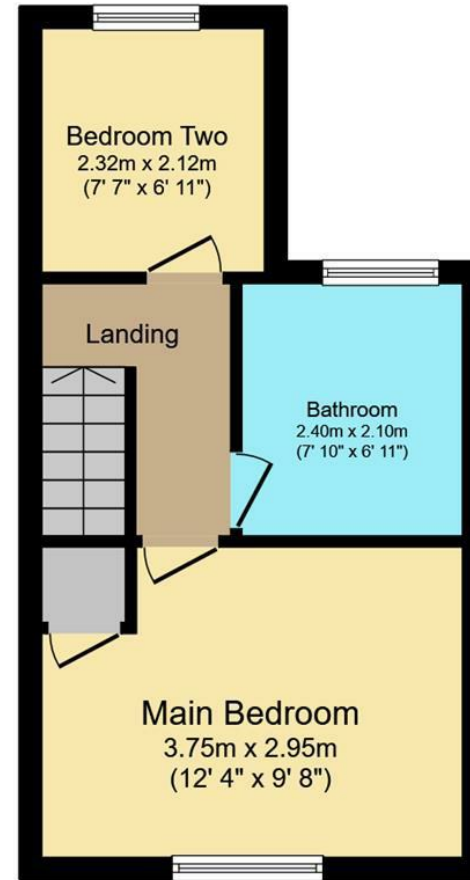
VIEWING: By Prior Appointment with the selling agent.





Ground Floor

Floor area 31.5 m² (339 sq.ft.)



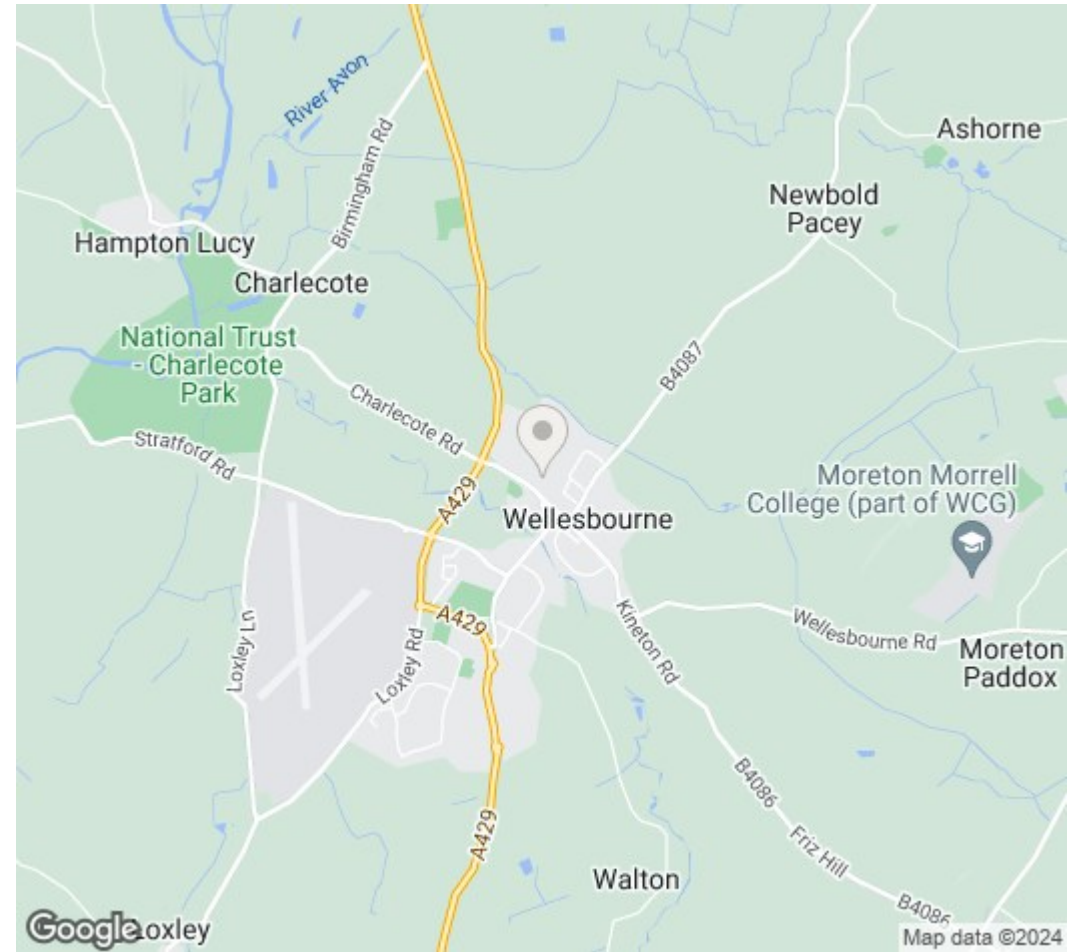
First Floor

Floor area 26.9 m² (290 sq.ft.)

TOTAL: 58.4 m² (629 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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