



Peter Clarke

8 Enstone Way, Wellesbourne, Warwick, CV35 9UP

- Prominent Position
- Detached House
- Two Reception Rooms
- Kitchen-Diner
- Utility Room & Downstairs Cloakroom
- Four Bedrooms
- Master Ensuite & Family Bathroom
- Rear Garden
- Driveway & Garage



£425,000

ACCOMMODATION

Entrance hall with stairs rising to first floor. Door into living room with window to front aspect and wall mounted radiator. A further reception room offers window to front aspect and wall mounted radiator. The kitchen is fitted with a range of wall and base units with worktop over, inset stainless sink and drainer with window to rear. Integrated fridge-freezer and integrated dishwasher. Oven with induction hob with extractor above. Wall mounted radiator in the dining area and patio doors out into the rear garden. Door into utility room with wall mounted boiler and space for washing machine and tumble dryer. Personnel door out into the rear garden and door into cloakroom. Upstairs the first floor landing offers window to side aspect, access to loft hatch and door into storage cupboard. Bedroom one offers window to rear garden and wall mounted radiator. Door into ensuite, with shower enclosure, wc and wash hand basin. Obscure window to rear. The remaining three bedrooms are positioned to the front of the property. The family bathroom is fitted with a white suite comprising of bath with shower above, wc and wash hand basin. Obscure window to rear and extractor fan.

OUTSIDE & PARKING

Patio area running the width of the house with the remainder laid to lawn and planted borders. Side gate access to parking, which is a tandem driveway to the side of the house. Garage with up and over door, power and light.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

CHARGES: We have been advised that there is annual charge of £150.16. 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: B A full copy of the EPC is available at the office if required.

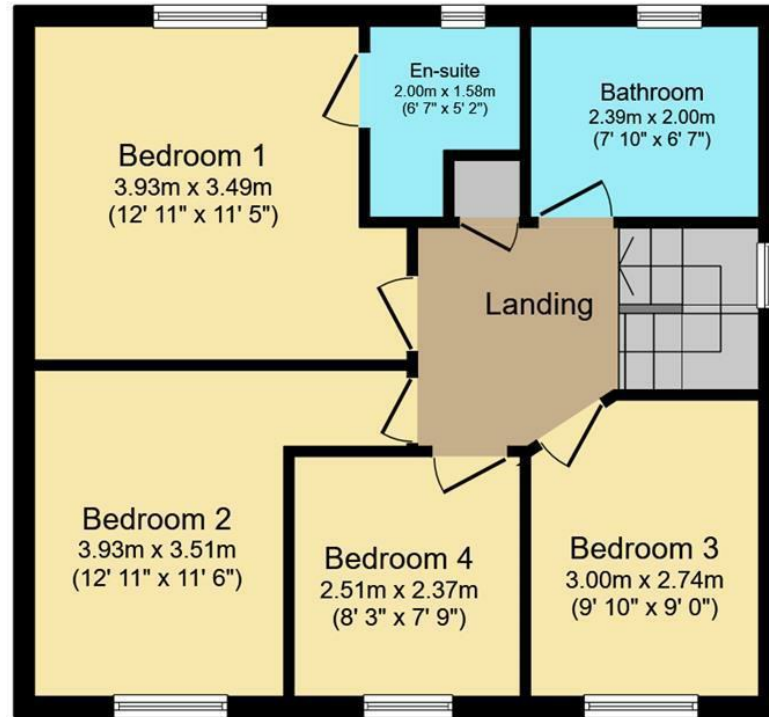
VIEWING: By Prior Appointment with the selling agent.





Ground Floor

Floor area 53.0 m² (570 sq.ft.)



First Floor

Floor area 53.0 m² (570 sq.ft.)

TOTAL: 106.0 m² (1,141 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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