

Peter Clarke



39 Bristol Way, Wellesbourne, Warwick, CV35 9TJ

- No Onward Chain
- Semi Detached Bungalow
- Detached Garage
- Living Room
- Conservatory
- Kitchen
- Bathroom
- Off Road Parking
- Generous Rear Garden
- EPC Rating



Offers In The Region Of
£305,000

ACCOMMODATION

Door into entrance hall which offers access into airing cupboard housing the boiler aswell as an an additional cloak cupboard. Access to loft space. Into the living room with space for electric fire and wall mounted radiator. Doors opening out into the conservatory with further doors allowing direct access into the garden. The kitchen is fitted with a range of wall and base units with worktop over, breakfast bar and inset sink with window overlooking rear garden. Space for undercounter fridge-freezer, space for washing machine and space for oven. Personnel door out into the rear garden. Both bedrooms are positioned to the front of the bungalow, with the principal bedroom boasting fitted wardrobes. The bathroom is fitted with a suite comprising of bath, wc and wash hand basin. Obscure window to side.

GARDEN & PARKING

A generous mature plot mainly laid to lawn bordered with an abundance of plants, bushes and trees. Gated access to driveway at the front.

To the front there is a driveway infront of the garage for two cars with the remainder of the front laid down with stones.

A detached garage with up and over door to front, personnel door to side. Power and light.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. 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.

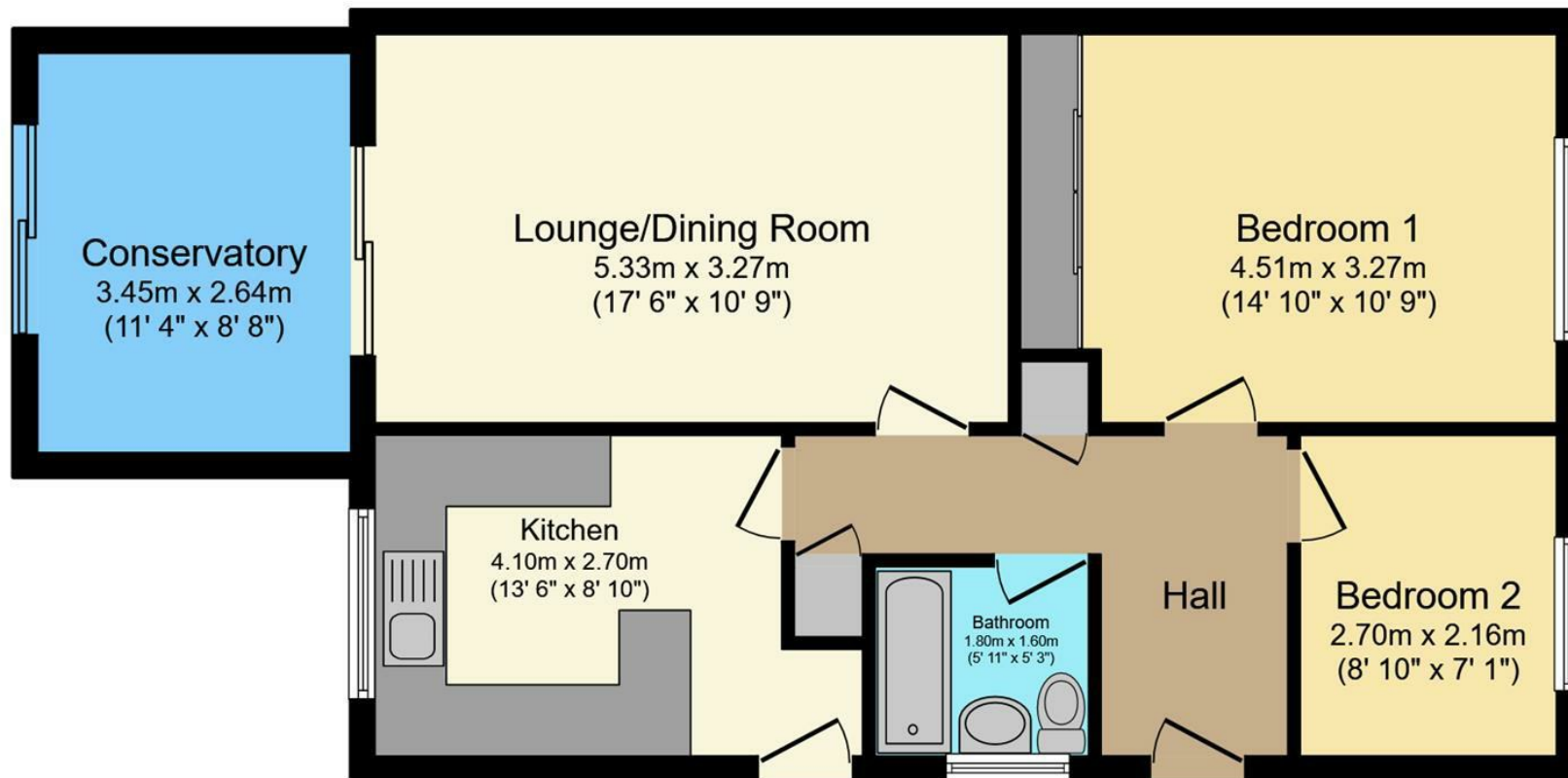
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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

VIEWING: By Prior Appointment with the selling agent.





Floor Plan

Floor area 69.9 m² (752 sq.ft.)

TOTAL: 69.9 m² (752 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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Warwick Road, Wellesbourne, Warwickshire, CV35 9ND
01789 841114 | wellesbourne@peterclarke.co.uk | www.peterclarke.co.uk

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