

Peter Clarke



22 Jeacock Place, Wellesbourne, CV35 9UZ

- Semi Detached House
- Living Room
- Kitchen - Diner
- Downstairs Cloakroom
- Two Bedrooms
- Bathroom
- Enclosed Rear Garden
- Driveway
- EPC Rating B
- Modern



£265,000

ACCOMODATION

Approaching the front, there is a barked area with shrubs alongside the pathway leading to the front door opening out into the entrance hall. With stairs rising to the first floor, fuse box and wall mounted radiator. Door leading into living area with window to the front aspect, and two wall mounted radiators. Door into inner hallway which offers useful under stairs storage cupboard and a downstairs cloakroom, fitted with wc and wash hand basin. Further door into the kitchen which is fitted with a range of wall and base units with worktop over, inset sink and drainer with window overlooking the rear garden. Oven with gas hob and extractor above. Space for washing machine and fridge freezer. Wall mounted boiler. Space for dining table, and French doors leading out into the rear garden. Upstairs, the first floor landing has doors to all bedrooms. Bedroom one is positioned to the front of the property and benefits two windows, built in over the stairs cupboard, wall mounted radiator and television point. Bedroom two has window overlooking the rear garden and wall mounted radiator. The bathroom is fitted with a white suite comprising of low level wc, wash hand basin and bath with shower above. Wall mounted radiator, extractor fan and obscure window to side.

OUTSIDE

A lawned rear garden with timber fence boundary, shed and patio area. Side access gate leading to driveway.

PARKING

A driveway to the side of the property with spaces for two vehicles and outside socket.

GENERAL INFORMATION

TENURE: The property is understood to be Freehold upon completion. 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.

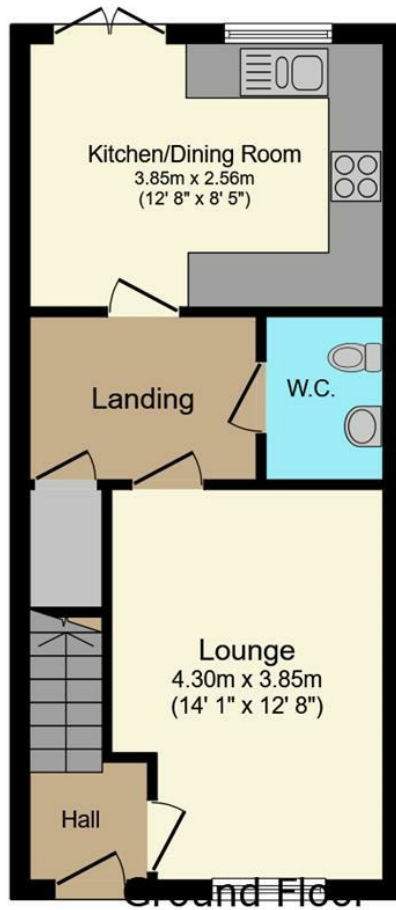
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

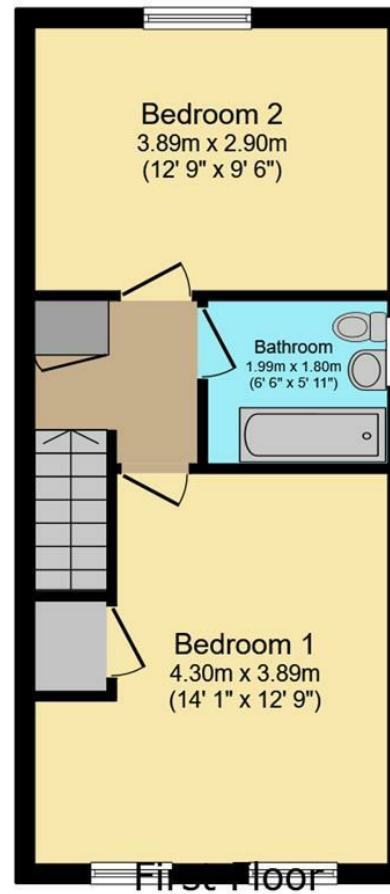
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.





Floor area 35.8 m² (385 sq.ft.)

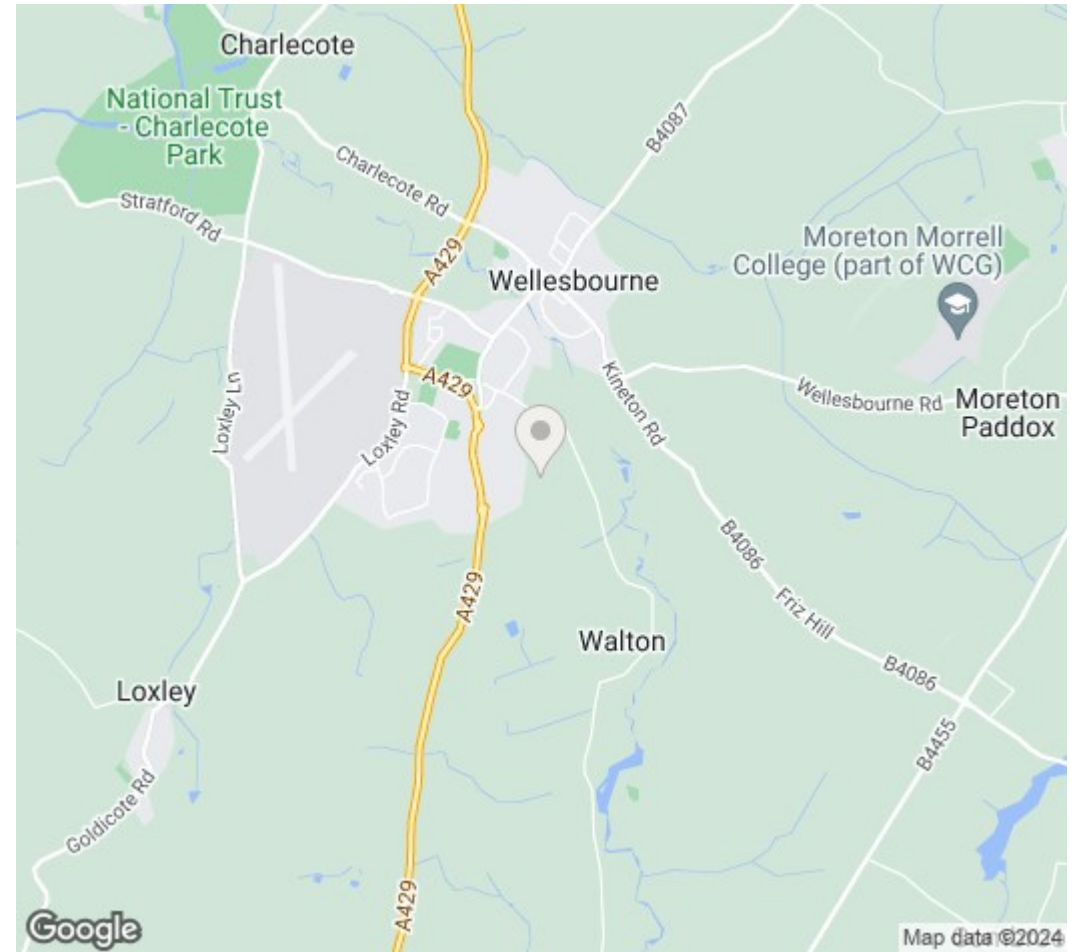


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TOTAL: 71.6 m² (770 sq.ft.)

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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