

Peter Clarke



10 Holly Lodge, Wellesbourne, Warwick, CV35 9RE

- Central Village Location
- Generous Wrap Around Plot
- Link Detached
- Two Reception Rooms
- Three Bedrooms
- Bathroom & Downstairs Cloakroom
- Garage & Driveway
- Tucked Away Position
- No Onward Chain
- EPC Rating X



£425,000

#### ACCOMMODATION

Into entrance hall with wall mounted radiator, with understairs storage cupboard and door to cloakroom with wc and vanity base unit. Obscure window and radiator. Spacious L-shaped living room with patio doors opening out into the rear garden. Window to front aspect, decorative fireplace with brick surround and wooden mantel with storage cupboards into the chimney recess. Doors opening into the dining room with three windows to front and side space, and patio door opening out into the rear garden. The kitchen is fitted with a range of wall of base units with worktops over, inset sink and drainer with window overlooking rear aspect. Integrated cooker with four burner gas hob and extractor above. Space for dishwasher. Door into inner passageway with doors to front and rear aspect.

Upstairs the first floor landing has door to airing cupboard housing tank. Bedroom one is a through room with window to front and rear aspect. Wall mounted radiator and built in double wardrobe. Bedroom two with window to front aspect, wall mounted radiator and built in cupboard. Bedroom three has window to rear, built in storage cupboard and wall mounted radiator.

The bathroom is fitted with a white suite comprising of bath, wc and wash basin, obscure window to rear.

#### OUTSIDE & PARKING

The garage has up and over door to front and personnel door to side. Power and light. Useful storage area in roof space. Tarmac driveway for multiple cars, bordered with well stocked shrubs and a Yew Tree. A pathway leads around to the side of the property where the garden is laid to lawn with mature trees. The garden is fully enclosed with brick wall and timber fencing. The main rear garden is mainly laid to lawn with ornamental pond and rockery. The borders are well stocked with an abundance of established shrubs and plants. Garden shed, summerhouse and outside tap.

#### 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.

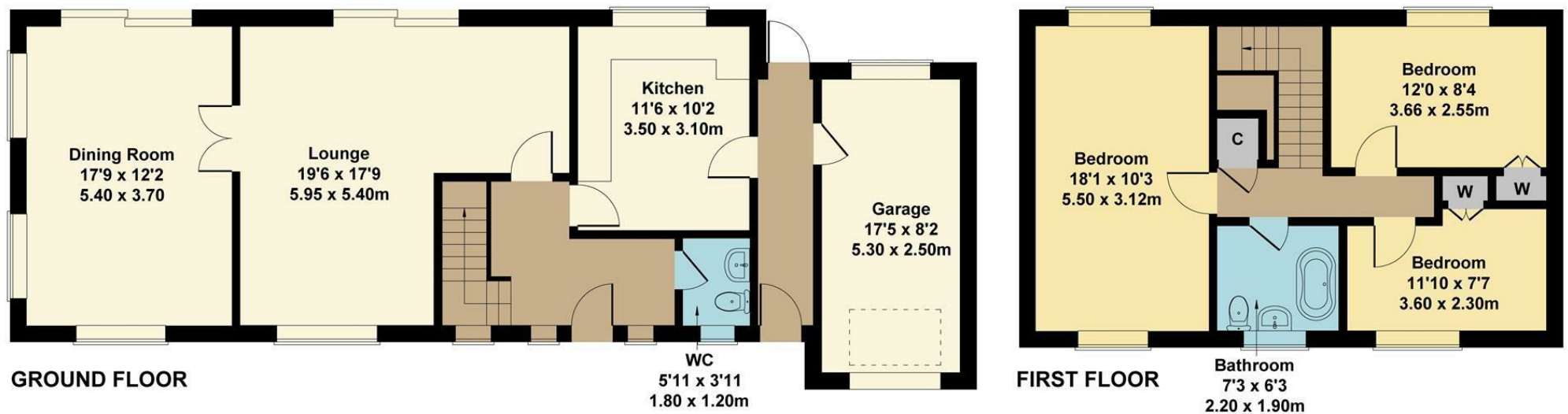
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

**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.



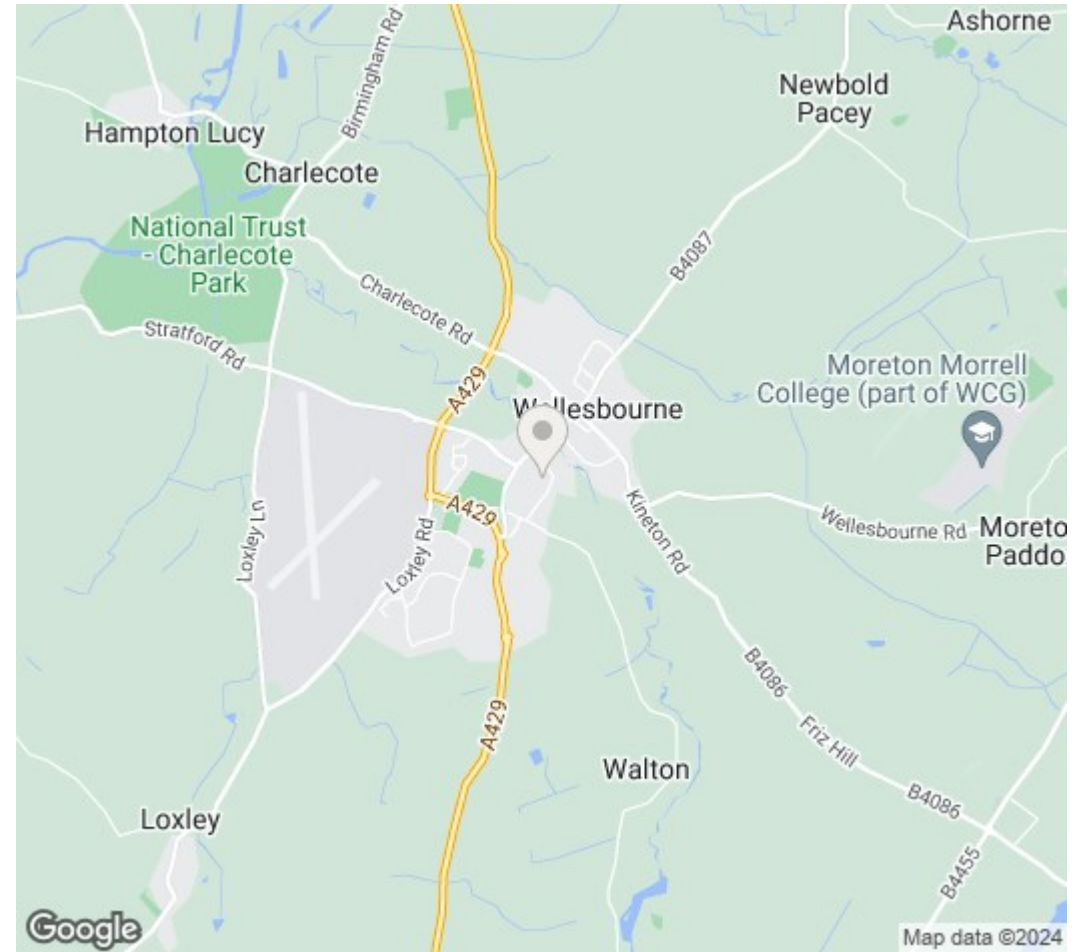
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Approximate Gross Internal Area = 104 sq m / 1119 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.





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