

Peter Clarke



13 Grange Gardens, Wellesbourne, Warwick, CV35 9RL

- Located At The End Of A Cul De Sac
- Central Village Location
- Versatile Living
- Three Upstairs Bedrooms
- Potential To Create Annex/Downstairs Bedroom
- Enclosed Rear Garden
- Family Bathroom & Downstairs Cloakroom
- Off Road Parking & Garage
- Detached House
- EPC Rating C



Asking Price £385,000

ACCOMMODATION

Door into spacious entrance porch, with further door into entrance hall. Cloakroom with a few steps down to wc, wash hand basin and heated towel rail. An extended living space with large window to the front aspect. Feature fireplace with log burning stove. The kitchen is positioned to the rear of the property with window overlooking the garden. Fully fitted kitchen having a range of wall and base units with worktop over, integrated oven with hob above, cooker hood over, space for dishwasher and fridge freezer. Opening into the dining room with sliding patio doors opening into the rear garden.

The utility room offers wall and base units with worktop over, inset sink and space for a washing machine and tumble drier. Personnel door to rear garden and further door into additional reception space, which could be used as a home office, study, or bedroom. It has its own front door and internal door into the garage with power and light.

Upstairs there is a window to the side aspect, airing cupboard and access to loft space. Bedroom one offers large window to rear aspect and wall mounted radiator. Bedroom two and three have wall mounted radiators and windows to front aspect. Bedroom two has built in storage cupboard whilst bedroom three has built in high level cupboards. The bathroom is fitted with a white suite comprising of shower cubicle, bath, wc and vanity base unit. Obscure window to rear and heated towel rail.

OUTSIDE & PARKING

A patio area running the width of the house with fitted canopy above, the remainder of the garden is laid to lawn bordered with mature plants and shrubs. An enclosed storage area with doors to front and rear aspect. The garage has double doors from the driveway, additional internal door allowing direct access to the house, and with power and light. Driveway to the front of the property for multiple cars.

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 E.

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

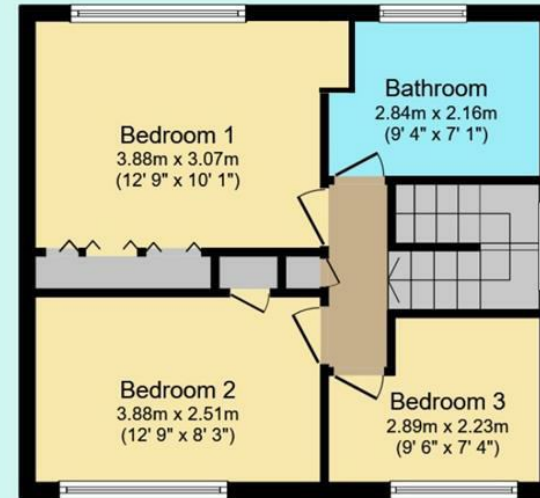
VIEWING: By Prior Appointment with the selling agent.





Ground Floor

Floor area 93.1 sq.m. (1,002 sq.ft.)



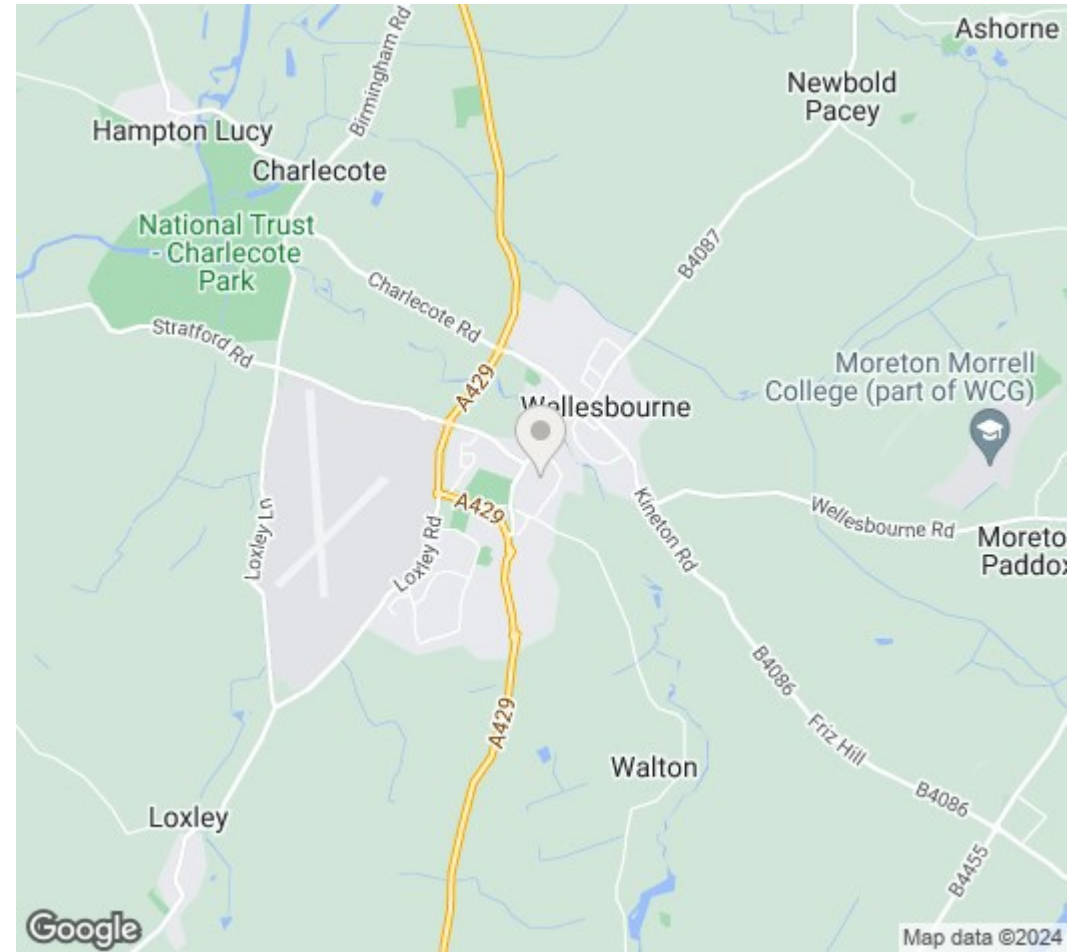
First Floor

Floor area 42.5 sq.m. (457 sq.ft.)

TOTAL: 135.5 sq.m. (1,459 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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