

Peter Clarke



46 Frost Road, Wellesbourne, Warwick, CV35 9UF

- Extended End Terrace House
- Sitting Room
- Kitchen
- Dining Room
- Three Bedrooms
- Bathroom
- Large Rear Garden
- Garage
- Parking
- EPC Rating D



Asking Price £340,000

#### ACCOMMODATION

Door into entrance hall with wall mounted radiator, stairs rising to the first floor and door into cloakroom which is fitted with wc, wash hand basin and obscure window to front.

The living room features a gas fireplace, wall mounted radiators and window to front aspect. The kitchen area is fitted with a range of wall and base units with worktop over and inset sink and drainer. Oven with extractor above. Space for dishwasher and space for fridge-freezer. Opening out into an extended area which is currently used as a dining area, window to rear, patio doors to rear garden and door into the garage. Upstairs the first floor landing has access to loft hatch and further door to airing cupboard. Bedroom one has wall mounted radiator and window to front aspect. Both bedroom two and three have wall mounted radiators and window to rear aspects. The bathroom is fitted with a white suite comprising of bath, wc and wash hand basin, heated towel rail and obscure window to front.

#### GARDEN

A wrap around garden with patio area immediately from the dining area, with the remainder laid to lawn, bordered with plenty of plants and shrubs, pond and decking area and further patio area with side gate to front.

#### PARKING

The garage has an up and over door with lighting and power. There is plumbing inside for a washing machine and tumble dryer. There is off road parking 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.

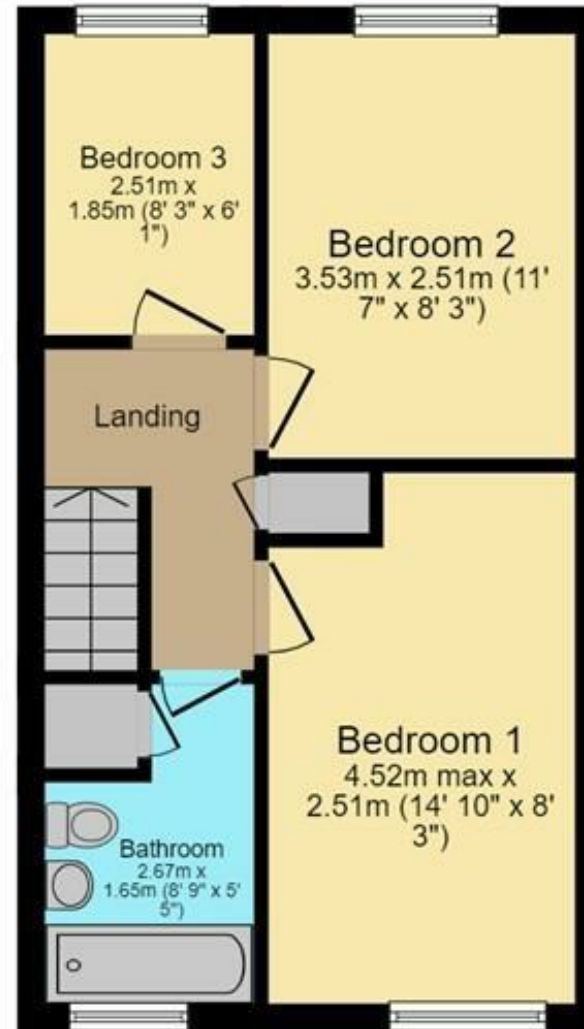
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

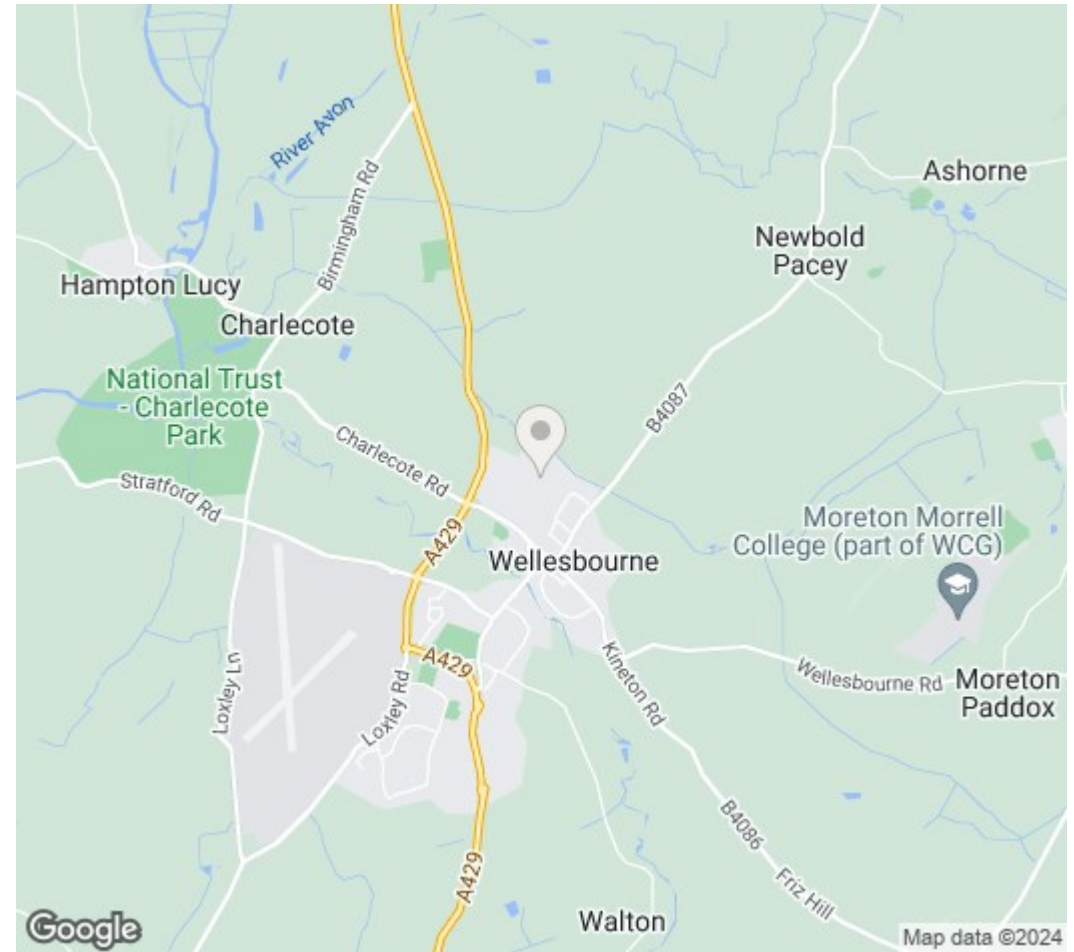
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

VIEWING: By Prior Appointment with the selling agent.







DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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Warwick Road, Wellesbourne, Warwickshire, CV35 9ND  
01789 841114 | [wellesbourne@peterclarke.co.uk](mailto:wellesbourne@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

