

Peter Clarke



52 Warwick Road, Wellesbourne, Warwick, CV35 9EA

- No Chain
- Nearby Village Amenities
- Living Room
- Kitchen
- Principle Bedroom
- Bedroom Two/Study/Nursery
- Bathroom



Asking Price £225,000

ACCOMMODATION

Entering through front door into the living room with box bay window, television point and storage heater. Benefitting a useful understairs storage cupboard and further large storage cupboard with built in shelving and rail. Door through to kitchen fitted with a range of wall and base units, inset sink and drainer with window overlooking side aspect. Integrated oven, hob and extractor. Space for washing machine and undercounter fridge freezer. Stairs rising to first floor landing with airing cupboard housing water tank and built in shelving. The bathroom is fitted with a white suite comprising of bath, wc and wash hand basin. Obscure window to side aspect. The principle bedroom is fitted with window to side aspect and electric heater. The second bedroom/study/dressing room has window to front aspect and electric heater. Storage cupboard over the bulkhead.

OUTSIDE

To the front and side of the property there is laid lawn, mature plants, shrubs and borders. With useful outside storage cupboard. Allocated parking space adjacent to front door.

GENERAL INFORMATION

TENURE: The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

CHARGES: We have been advised that there is an annual charge £390. This should be checked with solicitors before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

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 B.

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

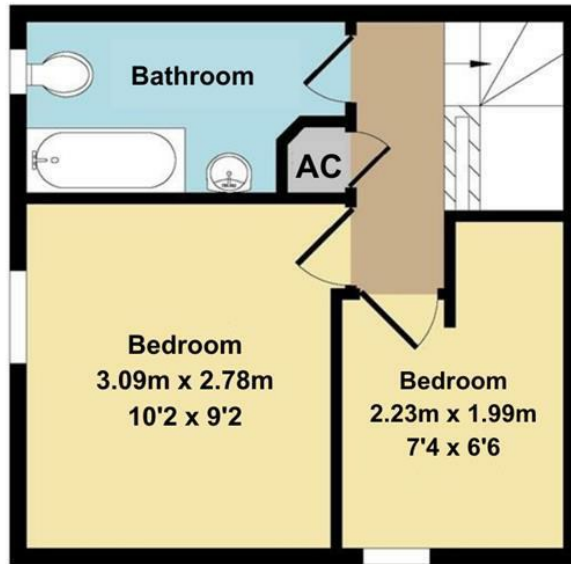
VIEWING: By Prior Appointment with the selling agent.



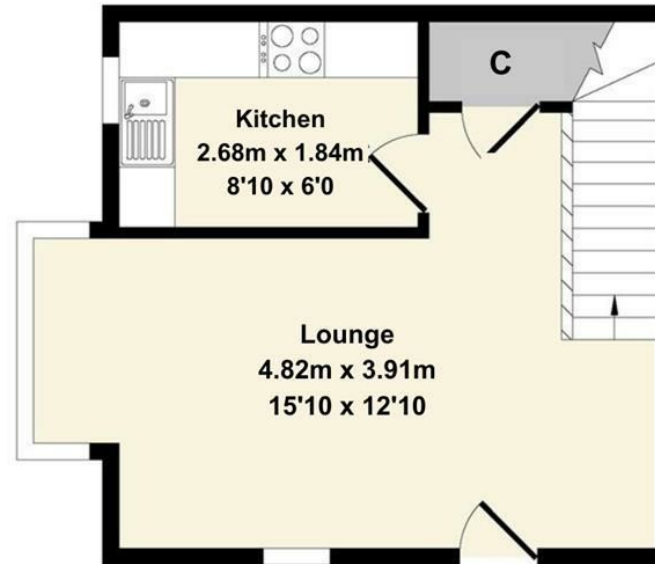
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Total Approx. Floor Area 47.0 Sq.M. (505 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

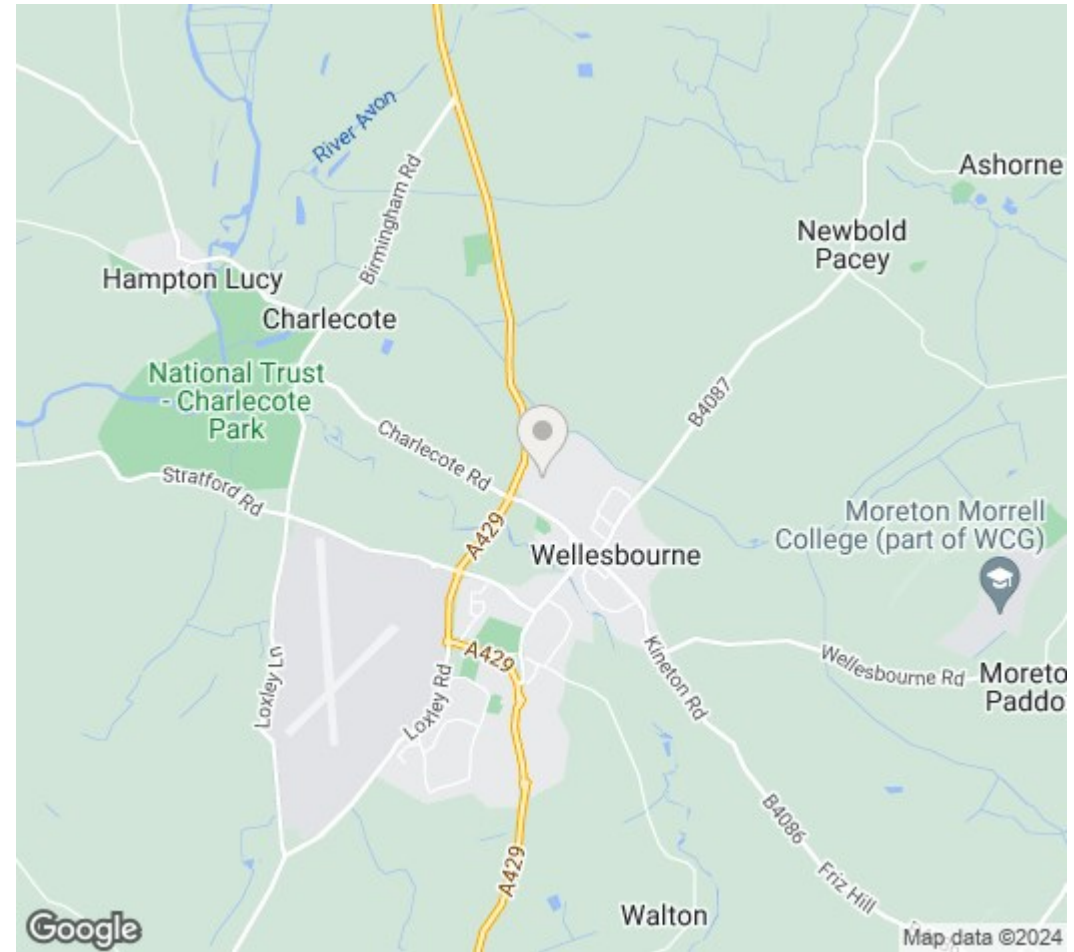


Ground Floor
Approx. Floor
Area 24.20 Sq.M.
(260 Sq.Ft.)



First Floor
Approx. Floor
Area 22.80 Sq.M.
(245 Sq.Ft.)





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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

Warwick Road, Wellesbourne, Warwickshire, CV35 9ND
01789 841114 | wellesbourne@peterclarke.co.uk | www.peterclarke.co.uk

