

Peter Clarke



Wellesbourne House, Walton Road, Wellesbourne, CV35 9JB

- No Chain
- Gated Development
- Open Plan Living - Kitchen - Dining Area
- Downstairs Bathroom
- Two Double Bedrooms
- Allocated Car Parking Space
- Communal Garden
- Central Village Location
- EPC Rating C



£190,000

ACCOMMODATION

Accessed via front door into a spacious hallway with stairs rising to the first floor and plenty of space underneath for storage, and wall-mounted radiator. Door into open plan living-kitchen-diner, with two large windows to the front aspect. The kitchen area is fully fitted with a range of wall and base units with worktop over, inset stainless steel sink and drainer, integrated oven with four burner gas hob and extractor over, integrated fridge-freezer, dishwasher and washing machine. The downstairs bathroom comprises of a white suite, with bath and waterfall shower over, wc and wash hand basin with built-in vanity storage. Heated towel rail, extractor fan and spotlights.

Upstairs the first-floor landing offers large obscure window to the front allowing lots of natural light and a door to large storage space which is currently used as a walk in wardrobe, but easily could be utilised if someone wished to do so. Two further doors leading to both bedrooms. Bedroom one boasts three windows to the front aspect and wall mounted radiator whilst bedroom two has two windows overlooking the rear aspect and wall mounted radiator.

OUTSIDE

One allocated car parking space located in front of the property with additional visitor spaces located within the grounds. There is access to a communal garden.

GENERAL INFORMATION

TENURE: The property is understood to be Leasehold with 120 years remaining. This should be checked by your solicitor before exchange of contracts.

CHARGES: We have been advised that there is a current annual ground rent charge of £195 with an annual service charge of £1554.48. 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.

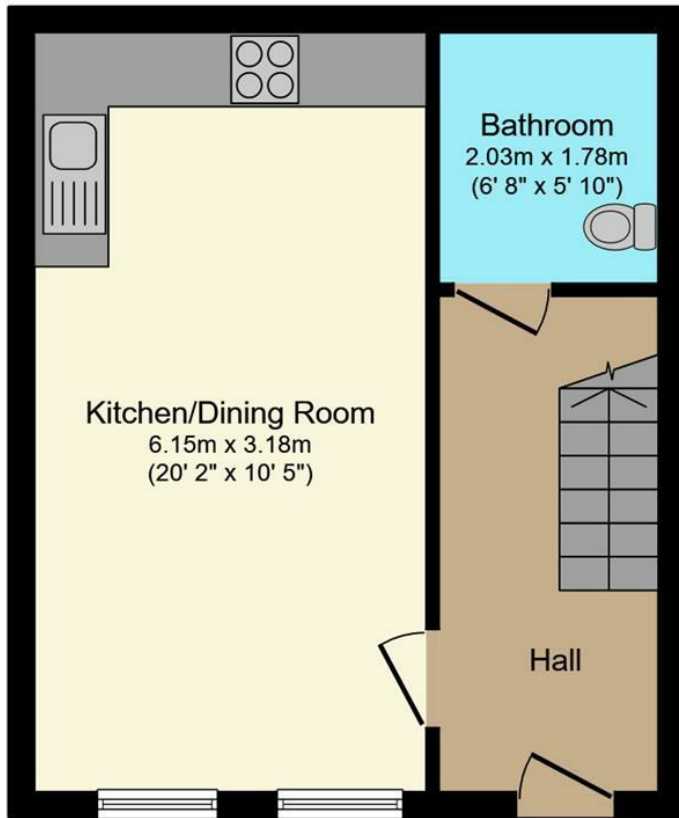
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

VIEWING: By Prior Appointment with the selling agent.

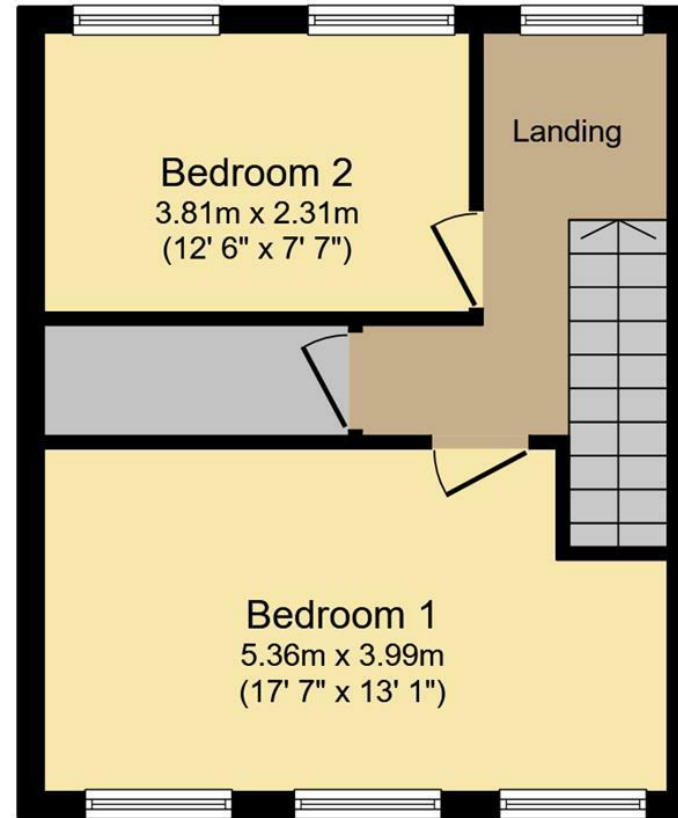


25 Wellesbourne House, Walton Road, CV35 9JB



Ground Floor

Floor area 31.1 m² (334 sq.ft.)



First Floor

Floor area 31.1 m² (334 sq.ft.)

TOTAL: 62.1 m² (669 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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