

Peter Clarke



2d Cherry Orchard, Wellesbourne, Warwick, Warwickshire, CV35 9NB

- No Onward Chain
- Semi Detached House
- Kitchen - Breakfast Room
- Living - Dining Room
- Three Bedrooms
- Low Maintenance Rear Garden
- Off Road Parking



Asking Price £280,000

ACCOMMODATION

Canopy porch over front door which immediately leads into the entrance hall, having window to front aspect allowing additional natural light. Wall mounted radiator, telephone point and stairs rising to first floor. Door into downstairs cloakroom fitted with wc and basin. Obscure window to side, wall mounted radiator and extractor fan. Glazed internal door leads into the kitchen-breakfast room which has been upgraded by the current vendor, fitted with a range of wall and base units with worktop over, inset one and a half bowl sink and drainer with window overlooking front aspect. Space for dishwasher and space for washing machine. Space for oven with extractor above and splashback. Cupboard housing boiler and tall radiator. Into the living - diner room which offers window to rear aspect and patio doors opening out into the rear garden. Electric fireplace, two wall mounted radiators and space for dining table. Upstairs the first floor landing offers obscure window to side aspect, access to loft space and door into storage cupboard. Bedroom one offers a double bedroom with window to rear aspect and wall mounted radiator. Bedroom two has window to front aspect and wall mounted radiator. Bedroom three is positioned to the rear of the property with window and wall mounted radiator. The bathroom is fitted with a white suite comprising of bath with shower above, wc and vanity wash basin with two spotlights above. Obscure window to the front, storage cupboard over the stairs shaver point, extractor fan and wall mounted radiator.

REAR GARDEN

With timber and brick wall boundary a beautifully landscaped and easy to maintain outside space with decorative block paving and tiered brick planters. Gate to side leading to passageway for additional storage and allowing direct access to the front of the property.

FRONT & PARKING

Low brick wall boundary with paved parking space for one car.

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.

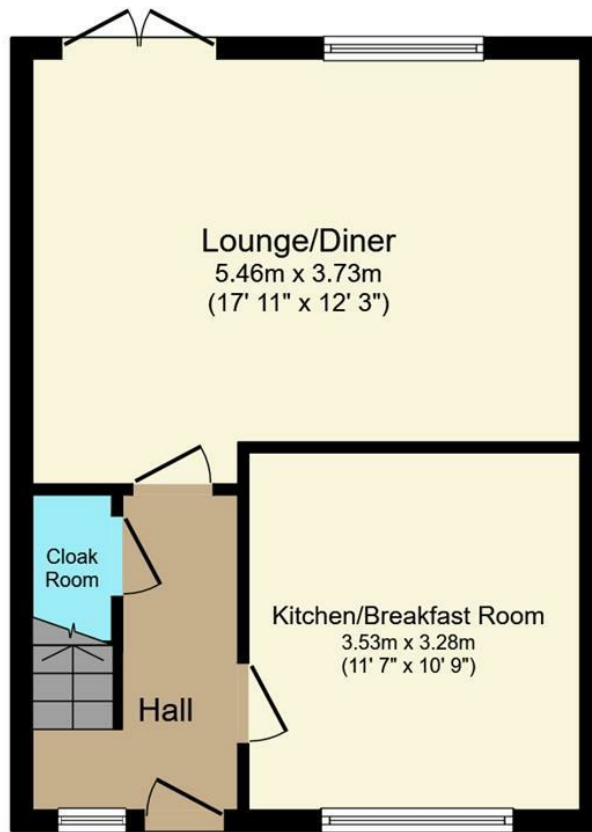
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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.

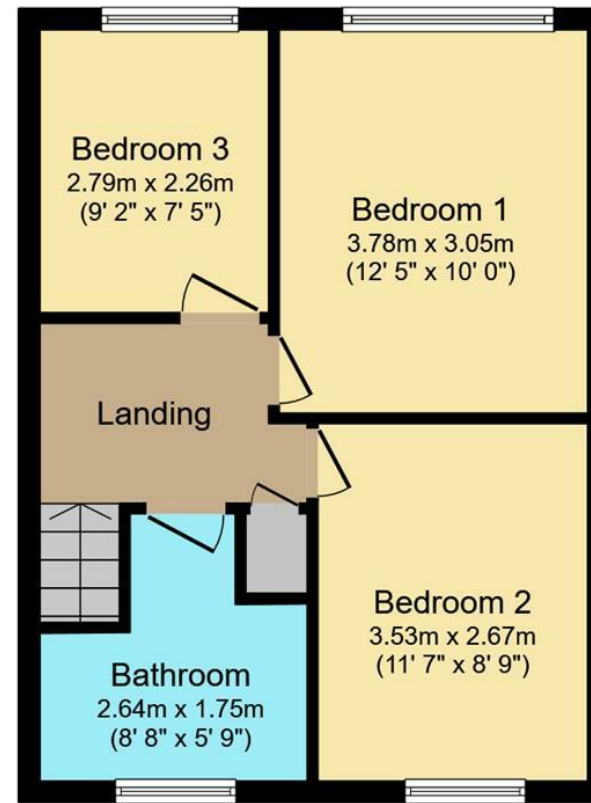


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Ground Floor

Floor area 40.1 m² (432 sq.ft.)



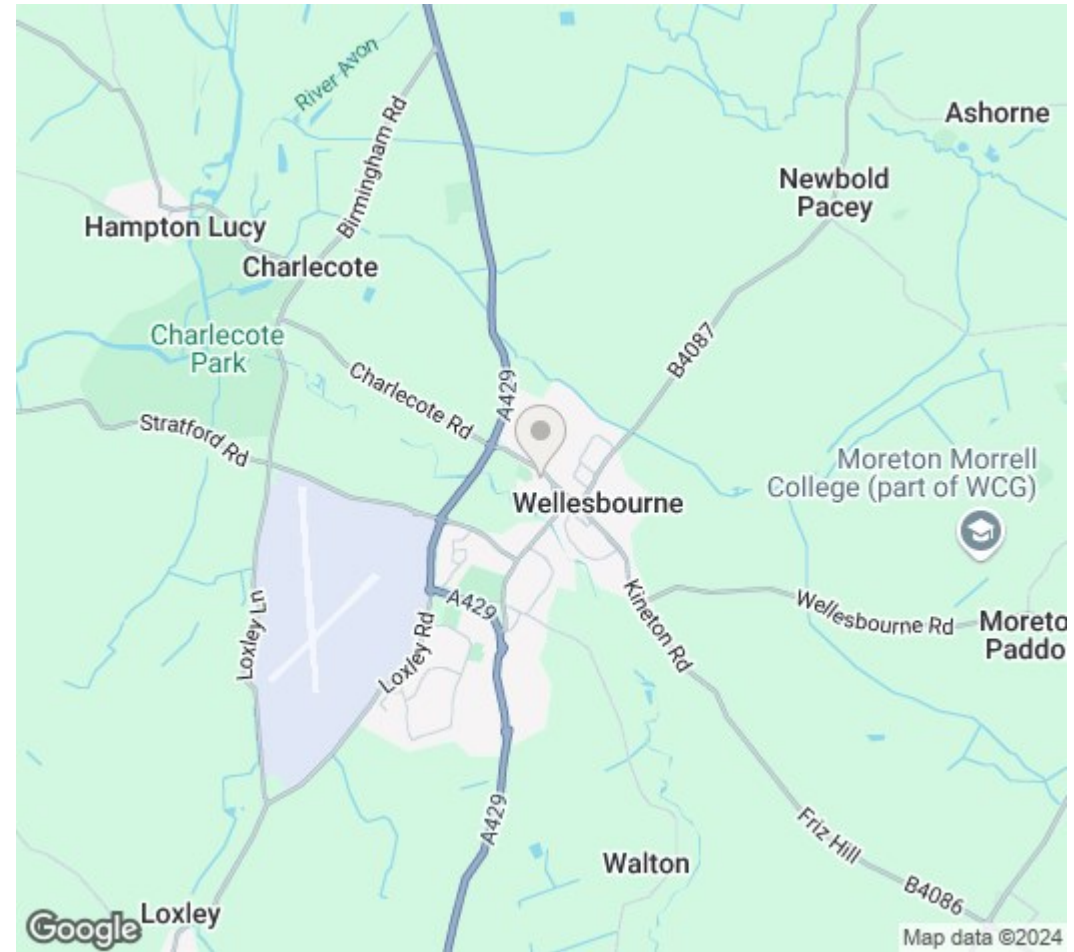
First Floor

Floor area 40.1 m² (432 sq.ft.)

TOTAL: 80.2 m² (864 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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serving South Warwickshire & North Cotswolds

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