

Peter Clarke



92 Mountford Close, Wellesbourne, Warwickshire, CV35 9QQ



- No Chain
- Close To Village Amenities
- Two Double Bedrooms
- Two Bathrooms & Cloakroom
- Two Reception Rooms To Include Living Room & Dining Room
- Kitchen - Diner
- Utility Room
- Boarded Loft Room
- Garage & Driveway
- Detached Bungalow



£425,000

### ACCOMMODATION

A spacious hallway with doors off to all rooms. Access to a large fully boarded loft space with pull down ladder and light, which would be suitable for a games or hobby room. The kitchen is fitted with a range of wall and base units with worktops over. Inset sink and drainer with window overlooking garden. Range cooker and integrated dishwasher. Door to utility room with fitted wall and base units with worktop over, inset sink and drainer with further window overlooking rear garden. Personnel door to the side. Space for washing machine. The dining room offers window to front aspect. Bedroom one offers window to front aspect and two sets of fitted wardrobes. Door to ensuite which is fitted with a white suite comprising of bath, wc and fitted vanity unit. Obscure window to side. The second bedroom has a window to the side and front aspect and door to ensuite bathroom with bath, wc and wash hand basin. The living room offers two windows to rear and a feature fireplace. With patio doors leading out to the garden.

### OUTSIDE

The rear paved garden is enclosed by hedging with both sides of the bungalow having side gate access. One side of the bungalow offers additional space for a shed. To the front of the property there is an in and out driveway for multiple cars. The garage has an up and over door.

### GENERAL INFORMATION

The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, 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 E.

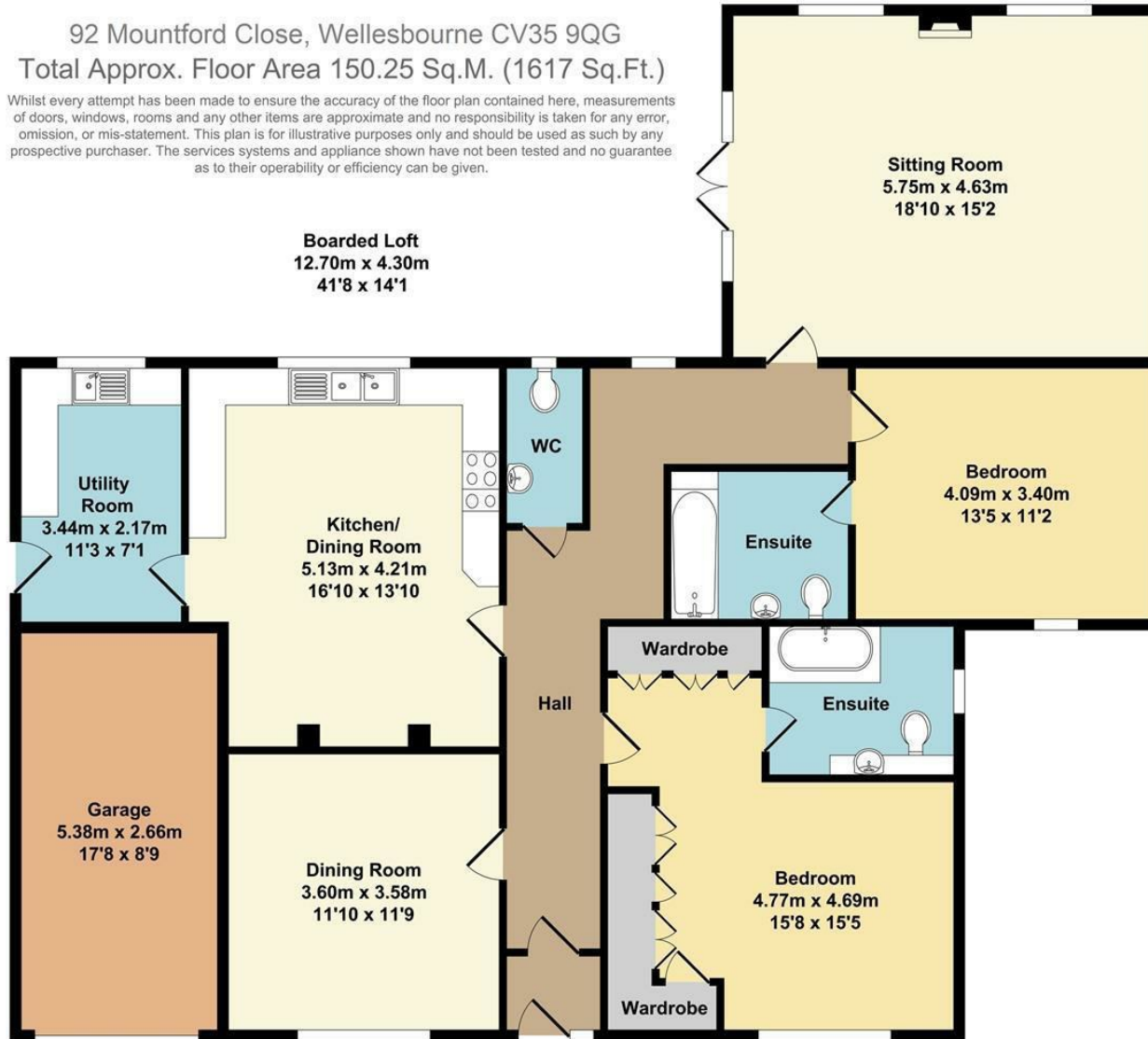
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C

**VIEWING:** By Prior Appointment with the selling agent.

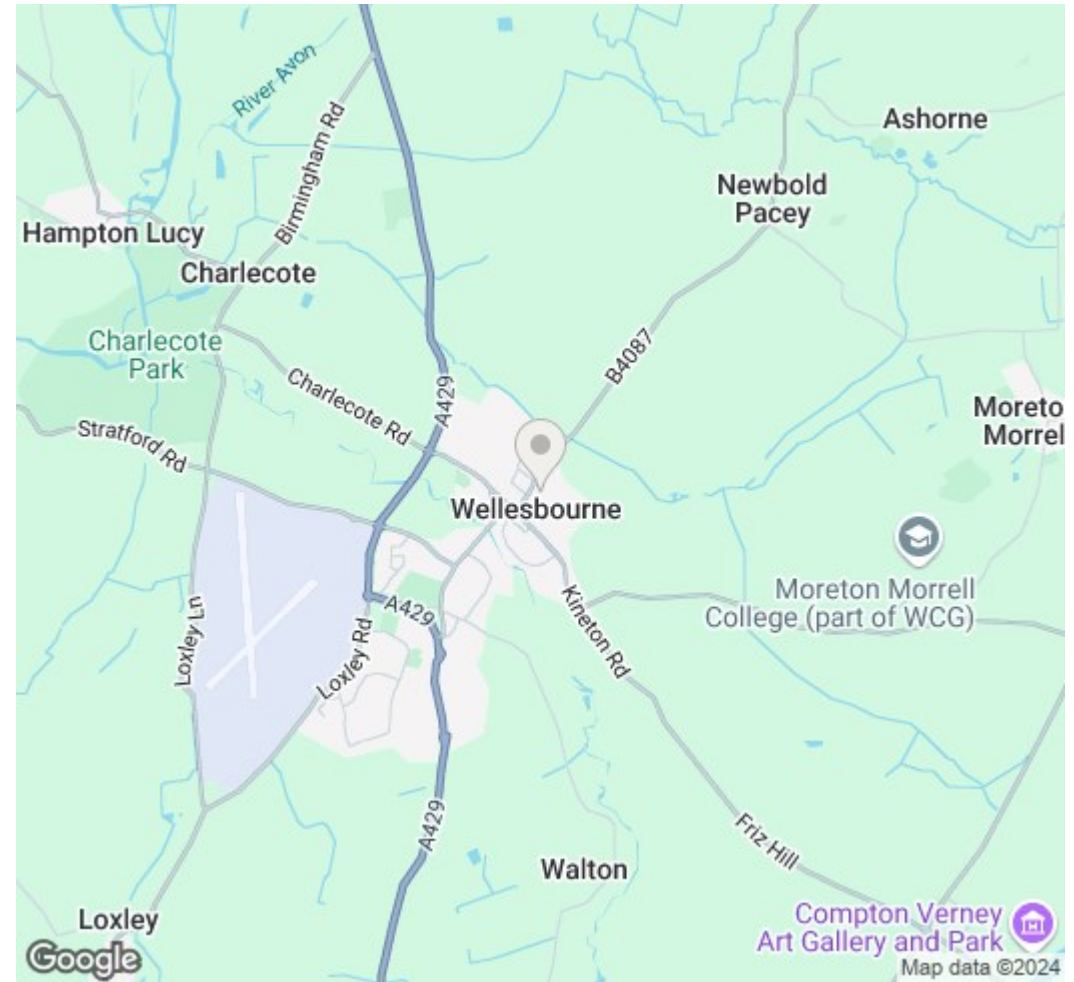


92 Mountford Close, Wellesbourne CV35 9QG  
Total Approx. Floor Area 150.25 Sq.M. (1617 Sq.Ft.)

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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.







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