

Peter Clarke



52 Cozens Street, Wellesbourne, Warwick, CV35 9SU

- Detached House
- Cul-De-Sac Setting
- Living Room
- Kitchen-Diner
- Utility Room
- Master Ensuite - Family Bathroom & Downstairs Cloakroom
- Four Bedrooms
- Enclosed Rear Garden
- Integral Garage & Driveway
- EPC Rating B



£450,000

ACCOMMODATION

With storm canopy porch over front door leading into the entrance hall, with wall mounted radiator and stairs rising to first floor. Through to the living room with window overlooking front aspect, wall mounted radiator and double doors opening into the spacious kitchen-diner. The kitchen area is fitted with a range of wall and base units with worktop over. Inset sink and drainer with window overlooking the rear garden. Space for undercounter fridge and dishwasher. Integrated cooker and four burner gas hob with extractor above. Space for dining table, wall mounted radiator and patio doors to the garden. A large pantry cupboard under the stairs. Door into utility room with worktop and space for washing machine and space for undercounter fridge-freezer. Wall mounted boiler and personnel door to the side of the house. The cloakroom is fitted with wc and wash hand basin.

Upstairs the first floor landing offers access to loft space which is insulated and door to airing cupboard. Bedroom one offers window to the front aspect overlooking the balancing pond as well as two built in wardrobes. Door into ensuite fitted with wc, wash hand basin and shower cubicle, extractor fan, heated towel rail and obscure window. Bedroom two also offers window to front and wall mounted radiator. Both bedroom three and four have windows overlooking the rear garden and wall mounted radiators. The family bathroom is fitted with a white suite comprising of wc, wash hand basin and bath with electric shower above, heated towel rail, extractor fan and obscure window.

OUTSIDE

A well established rear garden with patio area running the width of the house with the remainder laid to lawn with planted borders. With further decking area. Water tap to the side of the property. Side gate allowing access to the front of the house with driveway and additional lawned area.

GENERAL INFORMATION

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

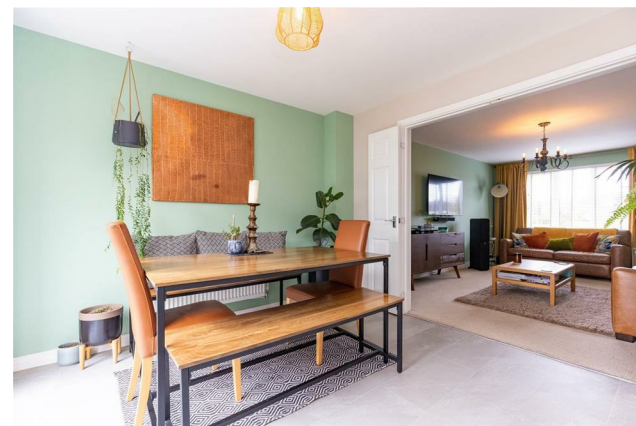
SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators.

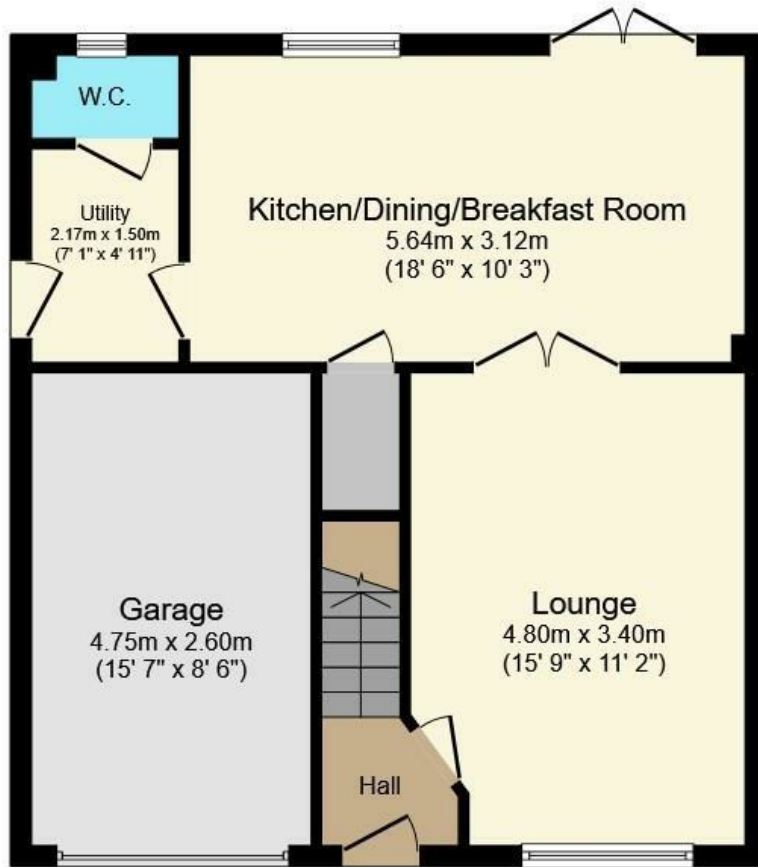
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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

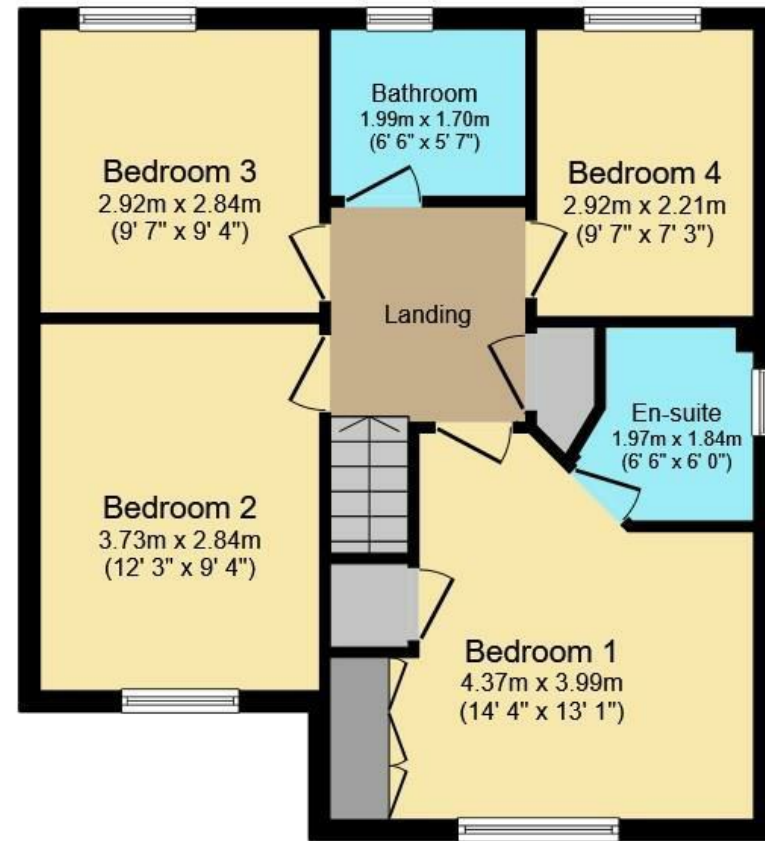
VIEWING: By Prior Appointment with the selling agent.





Ground Floor

Floor area 58.1 m² (625 sq.ft.)



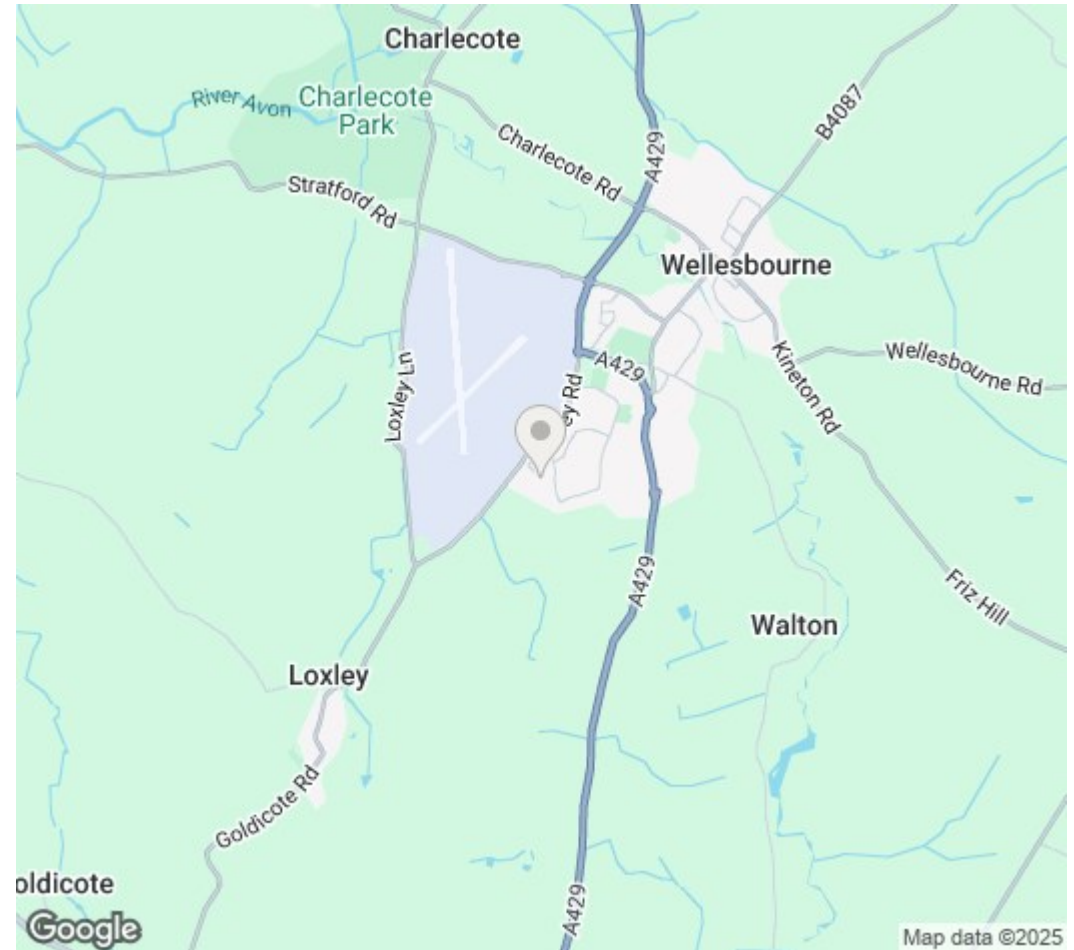
First Floor

Floor area 54.2 m² (583 sq.ft.)

TOTAL: 112.3 m² (1,208 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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