

A photograph of a two-story red brick house. The house features a dark brown tiled roof, a black downspout, and a satellite dish on the left side. The front facade has a central entrance door with a small porch, flanked by a bay window on the right and a smaller window on the left. Above the bay window is a small triangular pediment. The house is surrounded by a green lawn and a paved path. In the background, another red brick house is visible. The sky is a mix of blue and orange, suggesting sunset or sunrise.

Peter Clarke

47 Valletta Way, Wellesbourne, Warwick, CV35 9TB

- No Chain
- Mid Terrace House
- Through Living Dining Room
- Conservatory
- Kitchen
- Two Bedrooms
- Bathroom
- Garage/Store



Offers Over £250,000

Being offered with no onward chain an extended terraced home in the popular Dovehouse development. The accommodation comprises of spacious hallway, kitchen, through lounge-dining room and conservatory. Upstairs there are two good sized bedrooms and a bathroom. Outside offers a low maintenance rear garden leading to garage/store.

ACCOMMODATION

Entry to the property through the front door leading into a spacious hallway with three windows to the front, wall mounted radiator and stairs rising to first floor. Archway into kitchen, comprising of a range of wall & base units with worktop over inset sink with window overlooking front aspect, cooker, gas hob, extractor, wall mounted boiler, space for fridge freezer and space for washing machine. The living room offers understairs storage cupboard, wall mounted radiator and fireplace. This room extends into the conservatory with doors opening out onto the rear garden. The first floor landing with loft hatch. Bedroom one with window to front aspect, wall mounted radiator and storage cupboard with clothes hanging rail. Bedroom two has window to rear and wall mounted radiator. The bathroom is fitted with a suite comprising of wc, wash hand basin, bath with shower over and glass screen, partially tiled.

GARDEN

Garden comprising of patio, gravelled area and remainder laid to lawn.

GARAGE / STORE

Being of timber construction. Double doors to small driveway leading from the end of the road.

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 C.

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

VIEWING: By Prior Appointment with the selling agent.



Valletta Way, Wellesbourne
Total Approx. Floor Area 71.01 Sq.M. (764 Sq.Ft.)

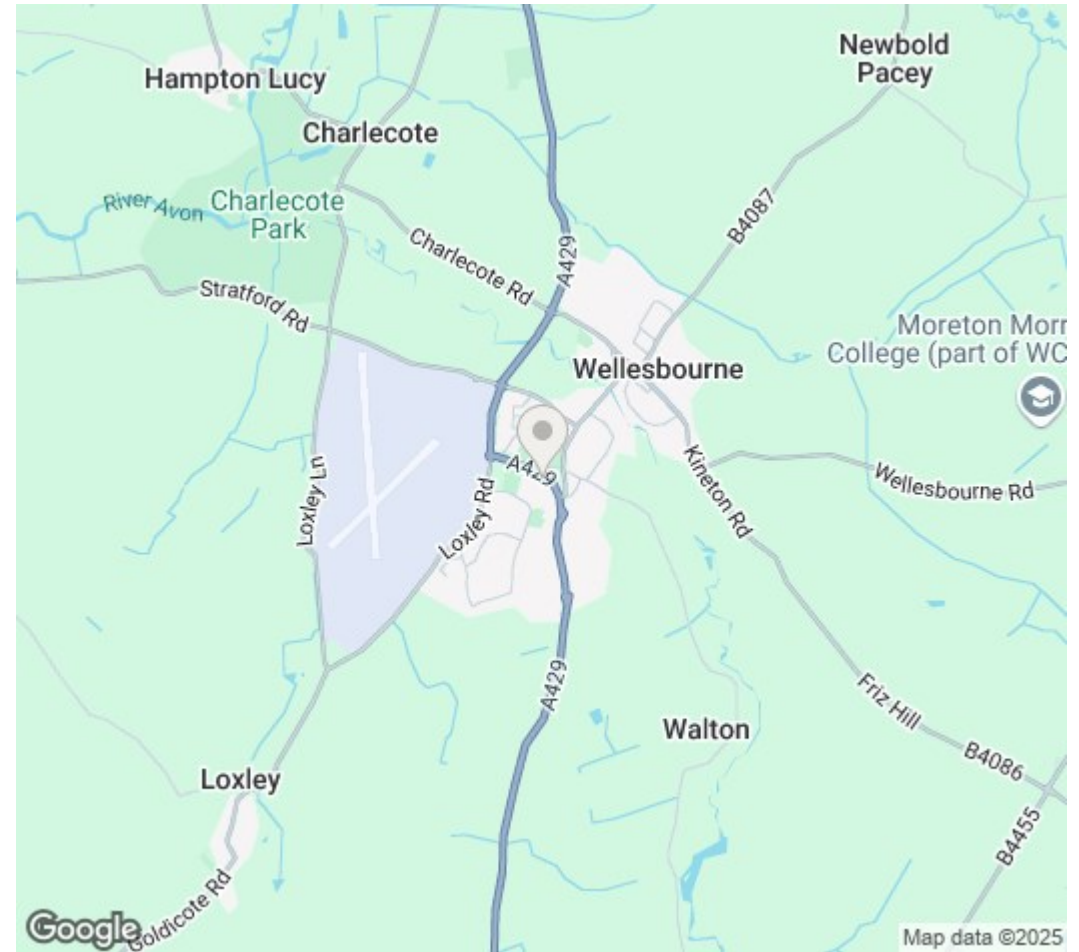
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 41.12 Sq.M.
(443 Sq.Ft.)

First Floor
Approx. Floor
Area 29.89 Sq.M.
(322 Sq.Ft.)





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