

Peter Clarke



61 Hammond Green, Wellesbourne, Warwick, CV35 9EY

- No Onward Chain
- Versatile Accommodation
- Three Storey Living
- Three - Four Bedroom
- Spacious Living - Dining Room
- Kitchen
- Master Ensuite, Bathroom & Ground Floor Cloakroom
- Integral Garage & Parking Space
- Close To Village Amenities Whilst Easy Access To Motorway Networks
- EPC Rating C



Offers Over £325,000

Being offered with no onward chain a generously proportioned three storey house offering versatile living. The accommodation offers entrance hall, internal door to garage, ground floor bedroom/study/snug and cloakroom. The first floor has spacious living room - dining room and kitchen-breakfast room with the top floor with master bedroom with fitted wardrobes and ensuite shower room, two further bedrooms and a bathroom. Integral garage with parking space in front and rear garden. EPC RATING C & COUNCIL TAX BAND E

ACCOMMODATION

Door into entrance hallway with door to storage cupboard, as well as access to downstairs cloakroom, integral garage and additional reception room or bedroom room. To the first floor there is a L shaped living room with window to front and Juliet balcony. The kitchen is positioned to the rear of the property window and Juliet balcony over the garden. The kitchen is fitted with a range of wall and base units with worktop over with inset sink and drainer, integrated fridge-freezer and wall mounted boiler. The top floor offers bedroom one with built in wardrobes, window to front aspect and door to ensuite shower room. Two further bedrooms and family bathroom fitted with bath, wc and basin.

OUTSIDE

Fully enclosed with wooden panel fencing, outside tap and gate to rear:

PARKING

The integral garage with up and over door to the front, power, lights and door into ground floor hallway. Parking space in front of the garage.

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.

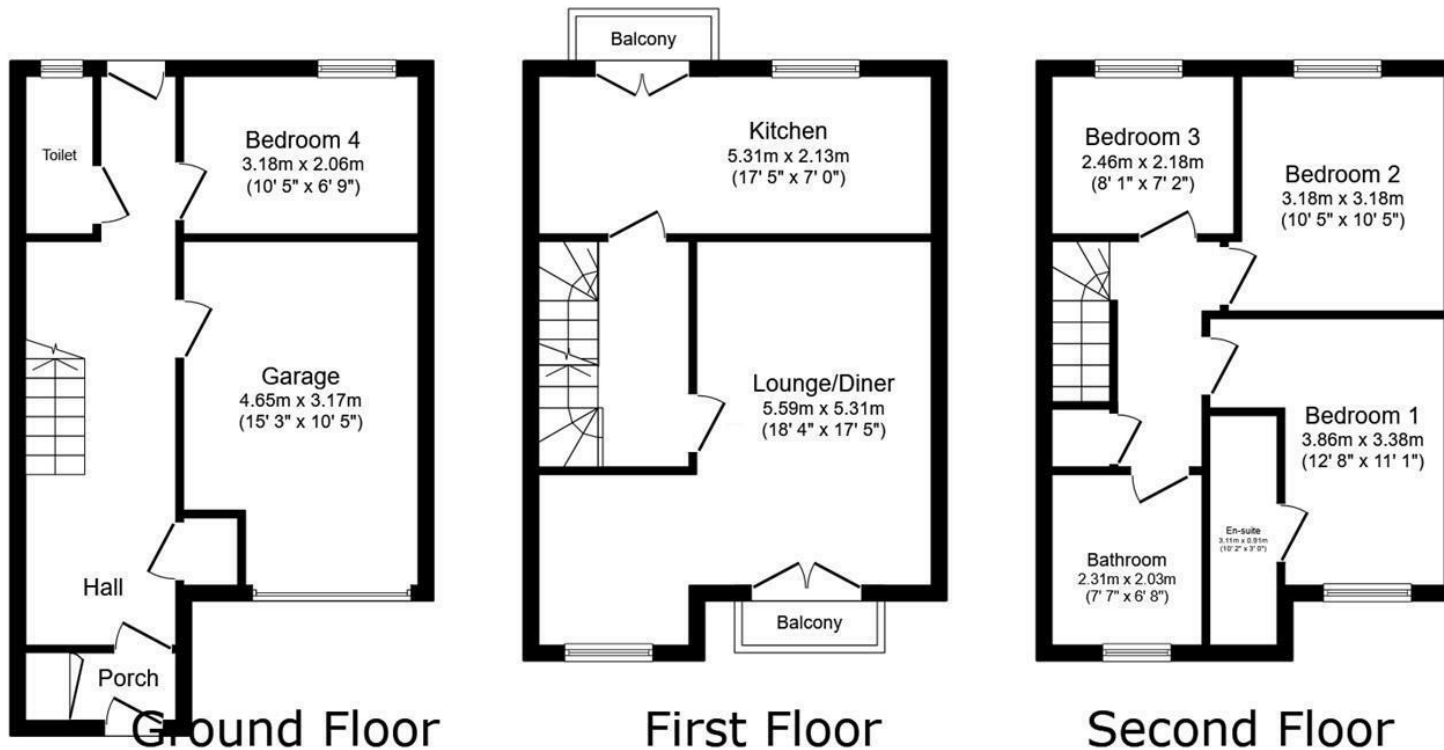
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: 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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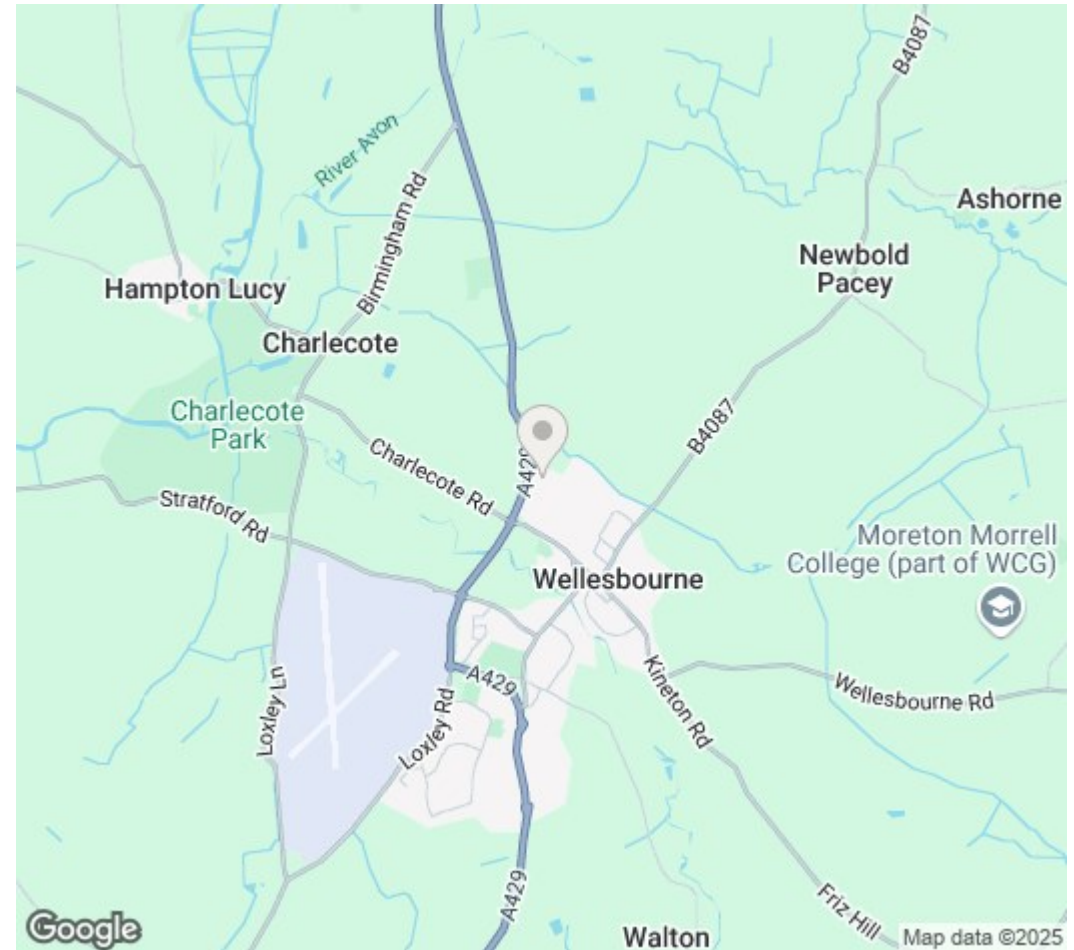
Floor area 40.2 m² (433 sq.ft.) Floor area 38.2 m² (411 sq.ft.) Floor area 39.0 m² (420 sq.ft.)

TOTAL: 117.4 m² (1,264 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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DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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