



54 Loxley Close, Wellesbourne, Warwick, CV35 9RU



- Two Bedrooms
- Mid Terrace House
- Extended Kitchen-Diner
- Well Presented
- Shower Room
- Brick Built Shed
- Rear Enclosed Garden
- EPC Rating C



£260,000

#### ACCOMODATION

Entrance through the front door into the hallway with stairs rising to the first floor and door to cloak cupboard. The extended kitchen-diner offers a range of wall and base units with worktop over, sink and drainer, wall mounted boiler, space for washing machine, space for tumble drier, eye level oven and microwave, fridge freezer, four burner gas hob with extractor over. With windows to the rear, vertical wall mounted radiator and patio doors into the garden. Living room comprises of large window to the front aspect and wall mounted radiator. Stairs rising to first floor landing which has loft access and two built in storage cupboard. Bedroom one offers window to the front, wall mounted radiator and spacious cupboard. Bedroom two offers window to the rear and wall mounted radiator. Bathroom offers wc and wash hand basin with vanity unit, obscured window to the rear, walk in shower cubical with rainfall and overhead showers. Heated towel rail, spotlights, and vanity mirror.

#### OUTSIDE

The rear garden offers brick built storage, patio area with the remainder laid to lawn. There is also a gate allowing rear access. There is a communal car park. The front of the property has a gravelled front garden.

#### Wellesbourne 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.

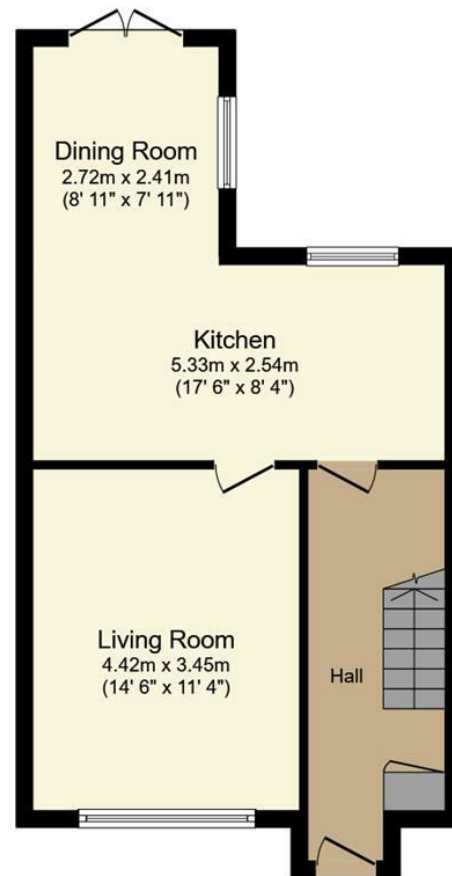
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

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

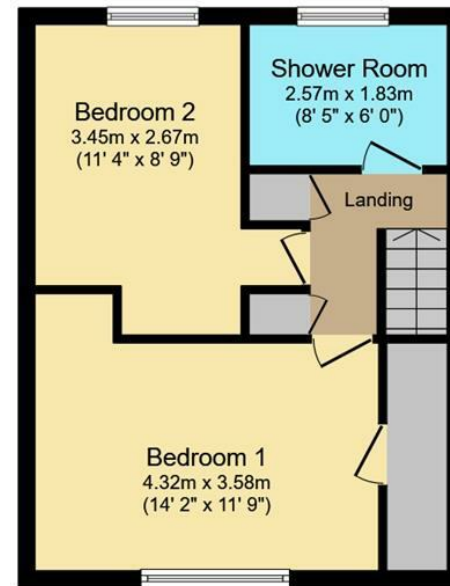


54 Loxley Close, Wellesbourne, Warwick, CV35 9RU



**Ground Floor**

Floor area 45.1 sq.m. (485 sq.ft.)



**First Floor**

Floor area 37.7 sq.m. (405 sq.ft.)

Total floor area: 82.8 sq.m. (891 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](http://www.Propertybox.io)







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

Warwick Road, Wellesbourne, Warwickshire, CV35 9ND  
01789 841114 | [wellesbourne@peterclarke.co.uk](mailto:wellesbourne@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Peter Clarke

