

Peter Clarke



14 Waterloo Close, Wellesbourne, Warwick, CV35 9JG

- Semi detached house
- Pleasant cul de sac location
- Three reception rooms
- Kitchen opening out to rear garden
- Three bedrooms
- Bathroom
- Rear garden with patio area
- Off road parking
- Well presented throughout
- EPC Rating C



£360,000

ACCOMODATION

From the front door into the spacious hallway with stairs rising to first floor. Door into office which offers the versatility as snug, study or playroom with window to the front aspect. Across the hallway into living room with views over the front and door opening into the dining room boasting sliding patio door out to the garden allowing in plenty of natural light. From the dining room into the kitchen which is fitted with a range of wall and base units with worktop over with inset sink and drainer with window overlooking rear garden. Door into useful under stairs storage cupboard/pantry. Space for cooker with extractor over, space for under the counter fridge and freezers, space for dishwasher and space for washing machine. Personnel door into rear garden. Utility room offers base units with worktop over, space for tumble dryer and obscured window to side aspect.

Upstairs the first floor landing has window to side aspect and cupboard housing the boiler. Along the landing to bedroom one which has built in sliding wardrobes and window overlooking the rear garden. Both bedroom two and three offer windows to the front aspect and bedroom having storage cupboard over the bulkhead. The family bathroom fitted with a white suite comprising of bath with shower over, wc, wash hand basin and obscured window to the rear.

OUTSIDE

The rear garden offers patio area with with the remainder laid to lawn. A further raised patio area to the rear of the garden where there is also a shed, mature shrub borders and planters. Sided gate access to the front of the property.

Driveway to the front of the property for multiple cars.

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 which is fitted throughout the house.

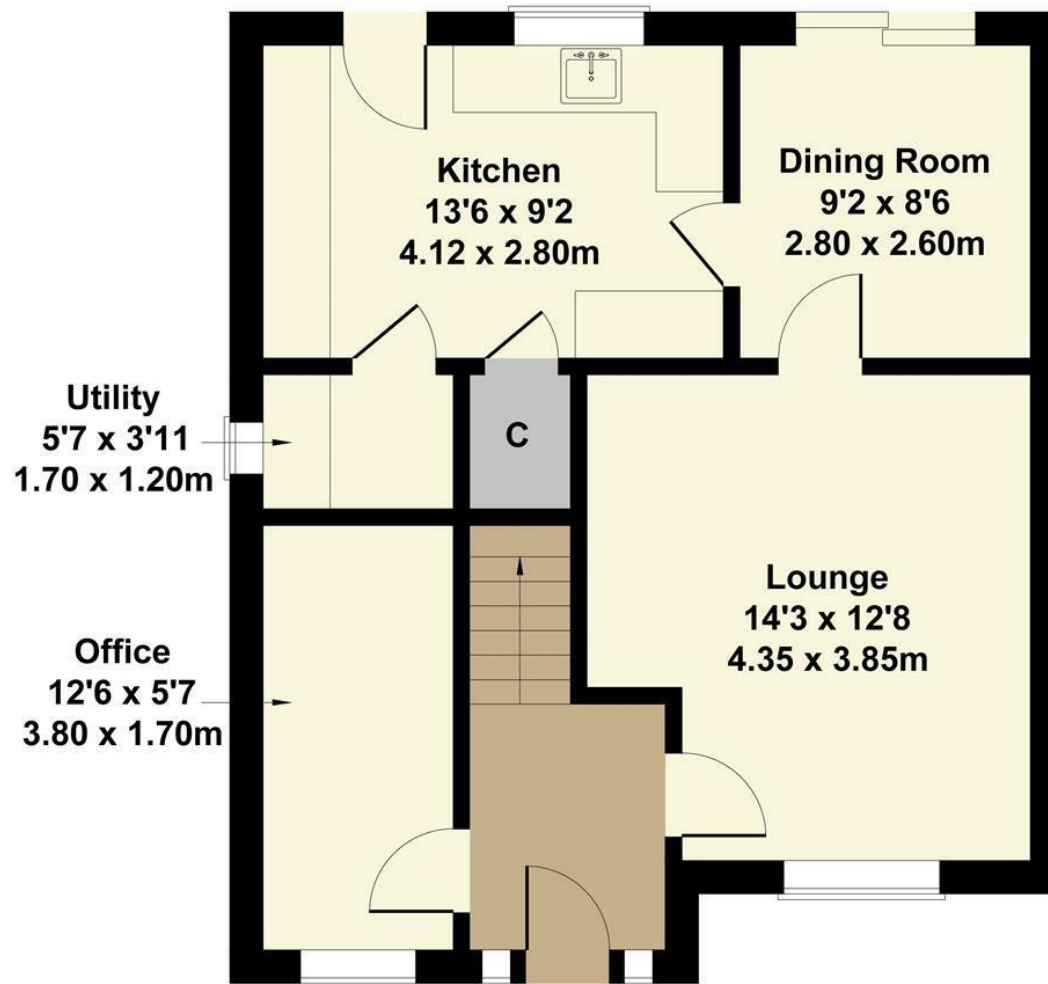
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

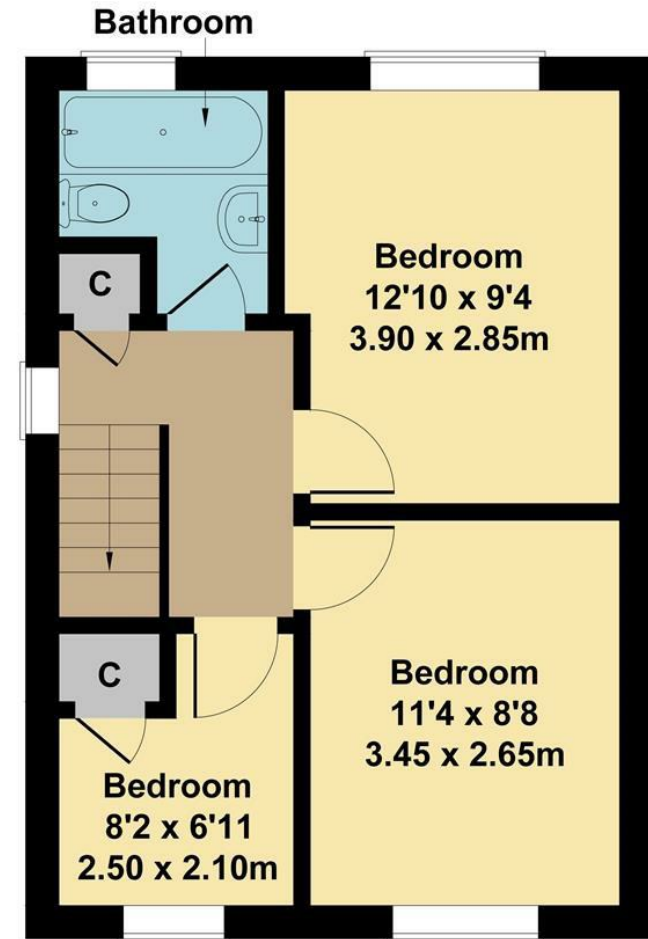
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.





GROUND FLOOR



FIRST FLOOR

Approximate Gross Internal Area = 90 sq m / 969 sq ft





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.

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