

Peter Clarke



11 Hampdon Way, Wellesbourne, Warwick, CV35 9NX

- Three Bedrooms
- Close To Local Amenities
- Two Reception Rooms
- Garage
- Driveway
- Enclosed Rear Garden
- Well Presented Throughout
- Downstairs Cloakroom
- EPC: C
- No Chain



£400,000

A well presented three bed property in the popular residential area of the Dovehouse, with generous rear garden, driveway for multiple cars and garage. A detached three bedroom house with the potential to create your perfect home, having been well maintained by the current owners, this house offers great space internally and externally with generous rear garden and parking to the front.

ACCOMODATION

Entry through the front door into entrance hallway with stairs rising to the first floor, doors to cloakroom and living room. Cloakroom fitted with wc, vanity unit, wall mounted radiator and wash hand basin. Living room with large window to the front aspect, wall mounted radiator and gas fire with brick surround. Dining room with double doors opening out into the garden, window to the rear, door to useful under stairs storage cupboard and wall mounted radiator. The kitchen is fitted with a range of wall and base units with work top over, inset sink and drainer, integrated eyelevel oven and grill, integrated undercounter fridge and integrated dishwasher. Gas hob with extractor over, window to rear, personnel door for side access and wall mounted radiator. Personnel door into garage. Stairs rising to first floor landing which has an obscured window to the side aspect. Bedroom one with window to the front aspect and wall mounted radiator. Bedroom two with window to the rear aspect and wall mounted radiator. Bedroom three has a window to the front aspect and wall mounted radiator. The shower room is fitted with enclosure with rainfall shower and further shower head, wc, wash hand basin with vanity, heated towel rail, spotlights and obscured window to rear.

OUTSIDE

The rear garden has two patio areas, planted borders and mature trees with the remainder laid to lawn. There is access to the front of the property via gates both sides of the house. Greenhouse.

PARKING

To the front there is a driveway, garden and access to the garage via an electric roller door. Garage offers light and power.

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 D.

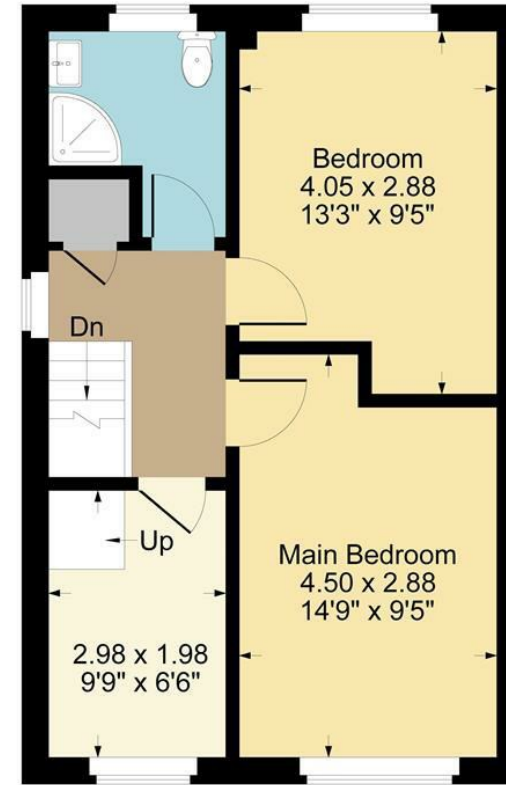
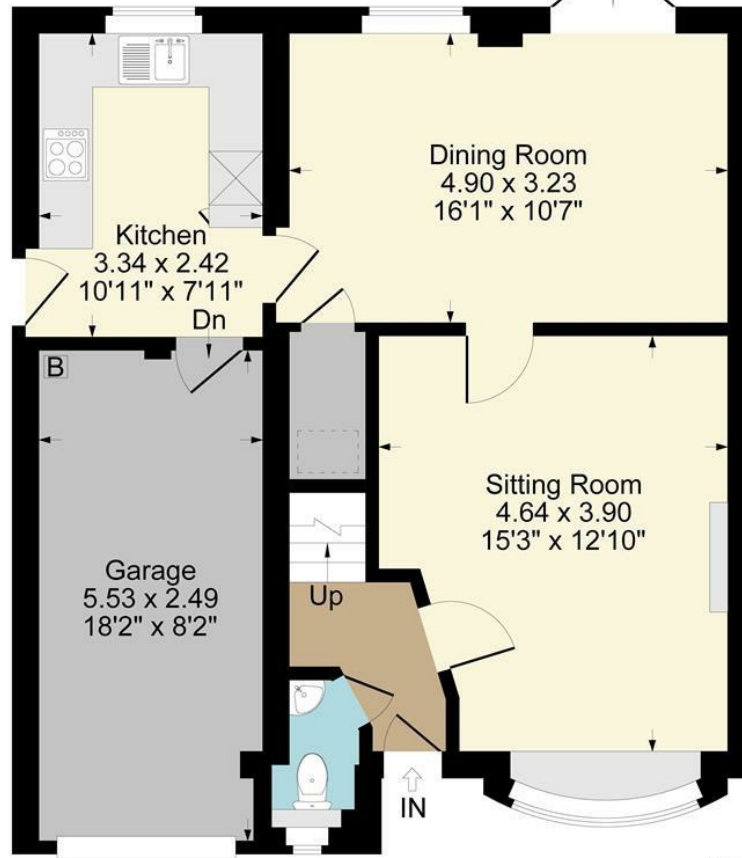
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.





11 Hampdon Way, Wellesbourne



Ground Floor

First Floor

Approximate Gross Internal Area
Ground Floor = 50.54 sq m / 544 sq ft
First Floor = 40.63 sq m / 437 sq ft
Garage = 13.60 sq m / 146 sq ft
Total Area = 104.77 sq m / 1127 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.





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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