



Honeysuckle Cottage, 1 Garden Terrace, Wellesbourne, Warwick, CV35 9QY

- Cottage
- End of terrace
- Two receptions rooms
- Downstairs cloakroom
- Two bedrooms
- Bathroom
- Enclosed rear garden
- Well presented throughout
- Heart of the village
- EPC Rating E



£240,000

A well presented end terraced cottage located in the heart of the village of Wellesbourne occupying a quiet location. The accommodation offers living room, kitchen, conservatory, downstairs cloakroom, two bedrooms and a bathroom. Outside offers a lovely private rear garden aswell as access to a communal garden.

ACCOMMODATION

From the front you are brought into the lounge with window to front aspect. Door opening in to the kitchen which is fitted with a range of wall and base units with worktop over. Inset sink and drainer with window to the rear. Built in electric oven with electric hob and extractor above. Space for a fridge. Door into conservatory with patio doors leading out to the rear garden. Door into utility space which offers plumbing and space for a washing machine and tumble dryer and leads to cloakroom fitted with wc and wash hand basin.

The first floor landing offers access to the loft and doors off to the bathroom and bedrooms. Bedroom one has window to the rear aspect and access to two storage cupboards. Bedroom two has window to the front aspect. The bathroom is fitted with a white suite comprising wc, wash hand basin, bath with a shower over, electric heater and a roof window.

OUTSIDE

Paved area immediately accessed from the conservatory and laid to the width of the garden, with the remainder laid to lawn. Gated access to communal garden. Shed.

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 electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Storage heaters.

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.

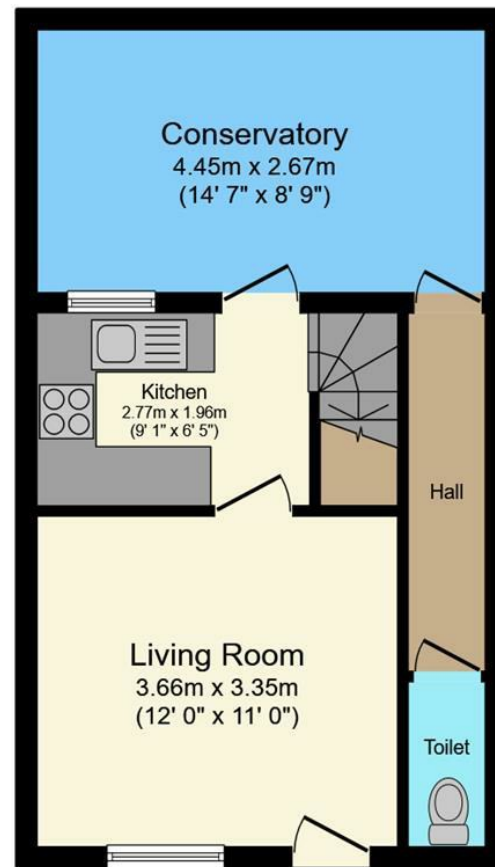
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band B.

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

VIEWING: By Prior Appointment with the selling agent.

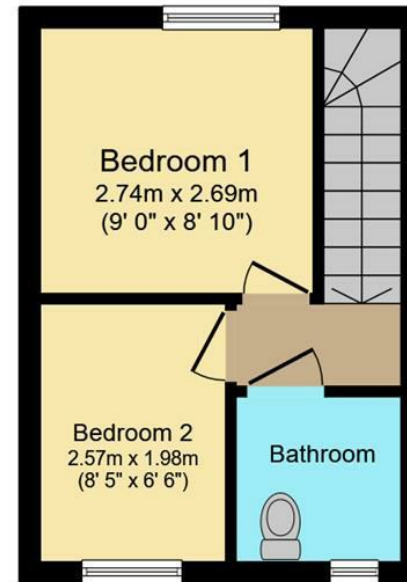


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Ground Floor

Floor area 37.6 sq.m. (405 sq.ft.)



First Floor

Floor area 19.8 sq.m. (213 sq.ft.)

Total floor area: 57.4 sq.m. (618 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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