

Peter Clarke



256 Dovehouse Drive, Wellesbourne, Warwick, CV35 9NN

- No Chain
- Detached Bungalow
- Corner Plot
- Spacious Living Room & Separate Dining Room
- Conservatory
- Two Double Bedrooms
- Third Bedroom / Study
- Enclosed Rear Garden
- Garage & Driveway
- EPC Rating D



£400,000

ACCOMMODATION

From the front a stepping stone path leading to the front door opening into the entrance hall, with access to loft space and storage cupboards with one housing the boiler. The living room with electric fireplace with marble effect and mantle. Bay window to front aspect and wall mounted radiator. Door into dining room with bay window to side and wall mounted radiator. The kitchen is fitted with a range of wall and base units with worktop over. Inset sink and drainer, integrated fridge-freezer, eye level cooker and four burner gas hob. Space for washing machine and dishwasher. Door to driveway. Along the hallway, there is a door to the shower room with double walk in shower enclosure, wc and vanity basin unit. Door to airing cupboard and obscure window to side. Bedroom one and two both offer double bedrooms with windows and wall mounted radiator. Bedroom one is fitted with wardrobes and overhead cupboards whilst bedroom two has door to conservatory. Bedroom three has window to front aspect and wall mounted radiator.

OUTSIDE

A lawned front garden which wraps around with established plants and fruit trees. The garden to the rear is fully enclosed with a wall and timber boundary with well stocked borders. Mainly laid to lawn with patio area to the side of the conservatory and additional space to the other side of the bungalow with gated side access, water tap and door to garage.

PARKING

A garage with up and over door. Power and light internally. Driveway in front of the garage 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.

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.

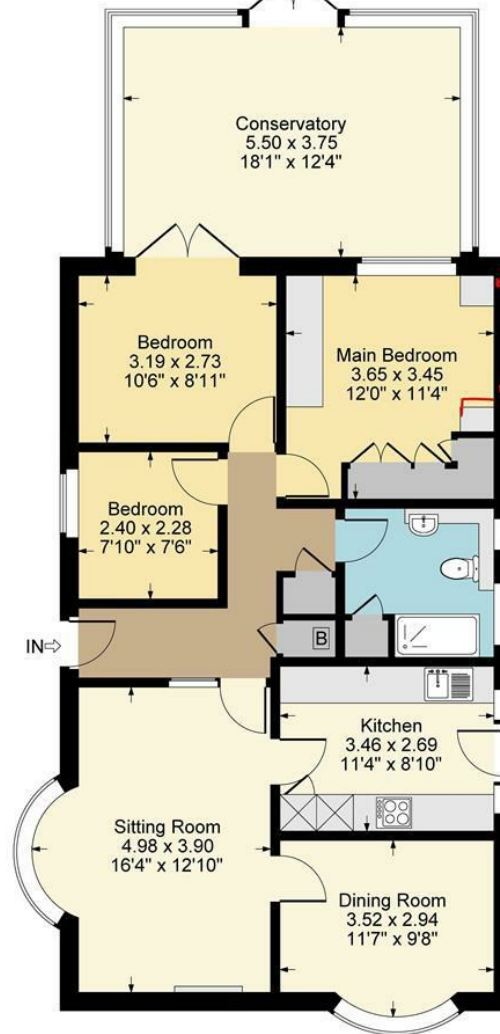
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

VIEWING: By Prior Appointment with the selling agent.

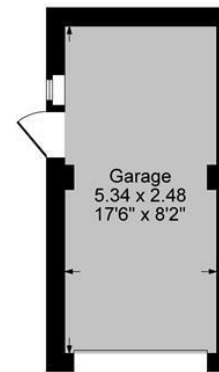


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same size

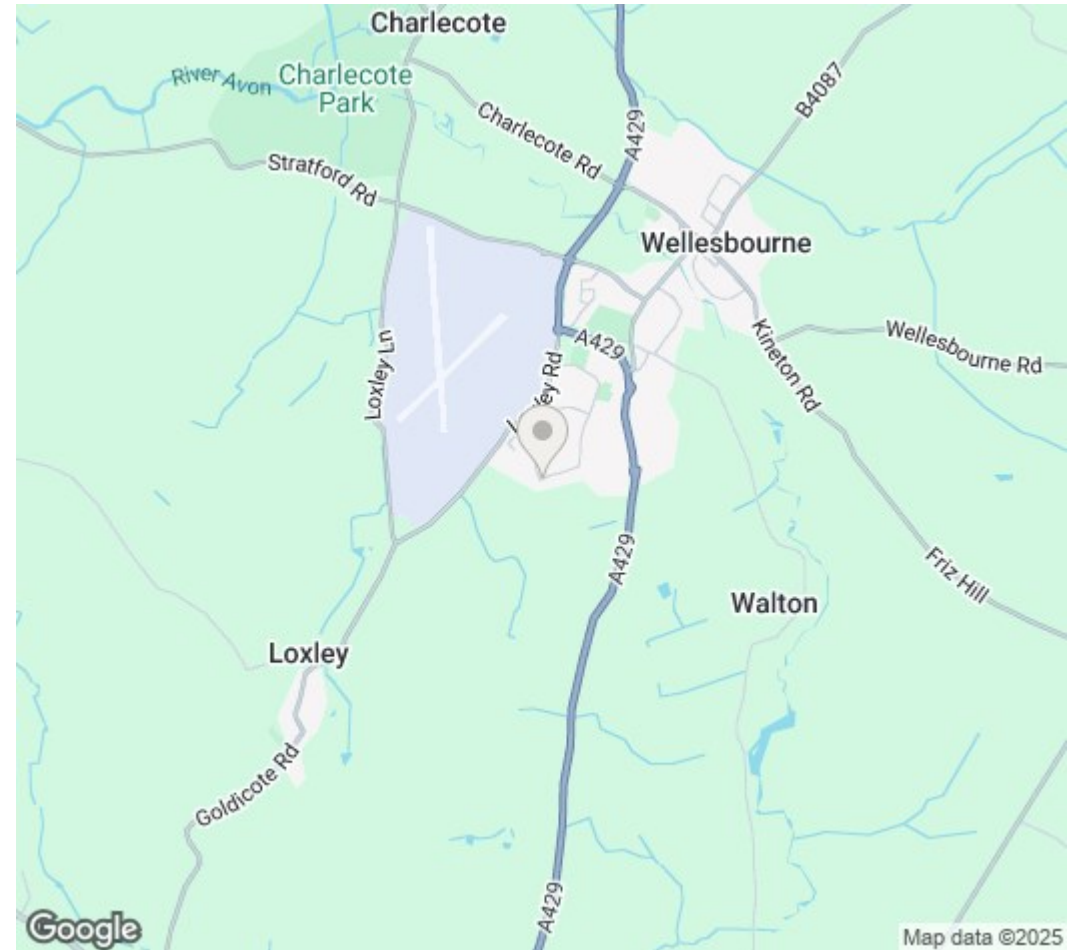
Approximate Gross Internal Area
 Ground Floor = 103.46 sq m / 1114 sq ft
 Garage = 13.24 sq m / 143 sq ft
 Total Area = 116.70 sq m / 1257 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Ground Floor

Garage





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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