

Peter Clarke



35 Wellington Close, Wellesbourne, CV35 9JQ

- No Chain
- Bungalow
- Living Room
- Kitchen
- Two Bedrooms
- Bathroom & Shower Room
- Utility Room
- Driveway , Garage/Store & EV charger
- Rear Garden
- EPC Rating D



Offers Over £345,000

Being offered with no onward chain a deceptively spacious two bedroom bungalow positioned towards the end of a cul de sac. The accommodation comprises of entrance hall, living room, kitchen, conservatory, utility space, two bedrooms and two bathrooms. Front and rear garden, driveway and garage/store.

ACCOMMODATION

Door into the entrance hall having wall mounted radiator, access to loft space and doors to bedrooms, bathroom, kitchen, and living room. The living room with central solid marble fireplace and hearth for either gas or electric fire, wall mounted radiator and sliding patio doors to rear garden. The kitchen is fitted with a range wall and base units with worktop over, inset stainless steel sink and drainer with window to the rear, space for cooker, dishwasher and fridge, wall mounted boiler, wall mounted radiator and airing cupboard housing hot water tank. Door opens out into the conservatory with French doors out onto the patio and additional door leading into utility area with space for washing machine and tumble dryer. Further door leading into shower room, with walk in shower cubicle, wc, wash hand basin and wall mounted radiator. Bedroom one and two are both positioned to the front of the bungalow, with bedroom one offering a box bay window. Both have wall mounted radiators. The main bathroom is fitted with a white suite comprising wc, wash hand basin, bath with electric shower over and obscure window to side.

GARDEN & PARKING

Enclosed rear garden with gated side access. To the rear of the garage there is a summer house and greenhouse. Paved patio area with a step up to remainder of the garden which is laid to lawn bordered with mature shrubs and trees. The front garden is mainly laid to lawn bordered with several hedge bushes. There is a path which leads around the front to the side access.

PARKING

Tandem driveway in front of the garage for multiple cars. Electric vehicle charger. The garage has been part converted door to the front, power and light.

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.

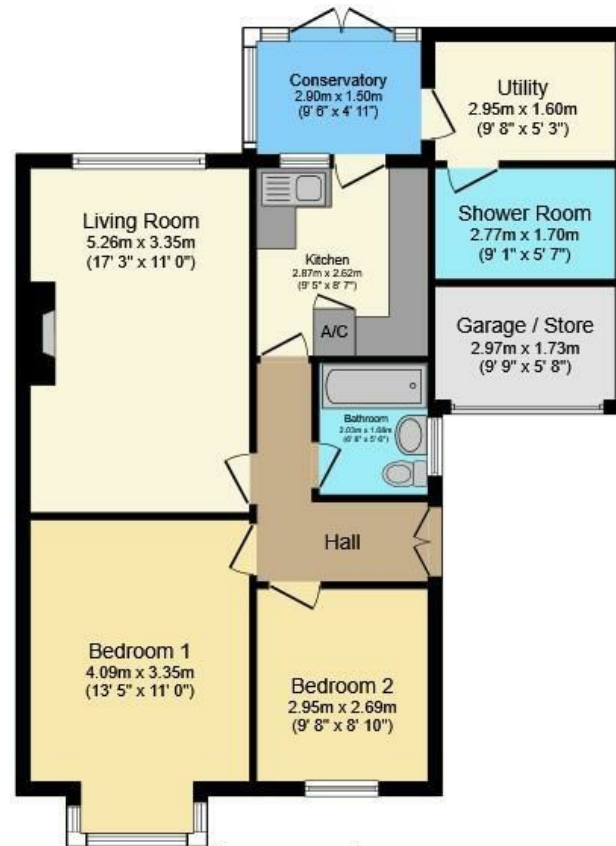
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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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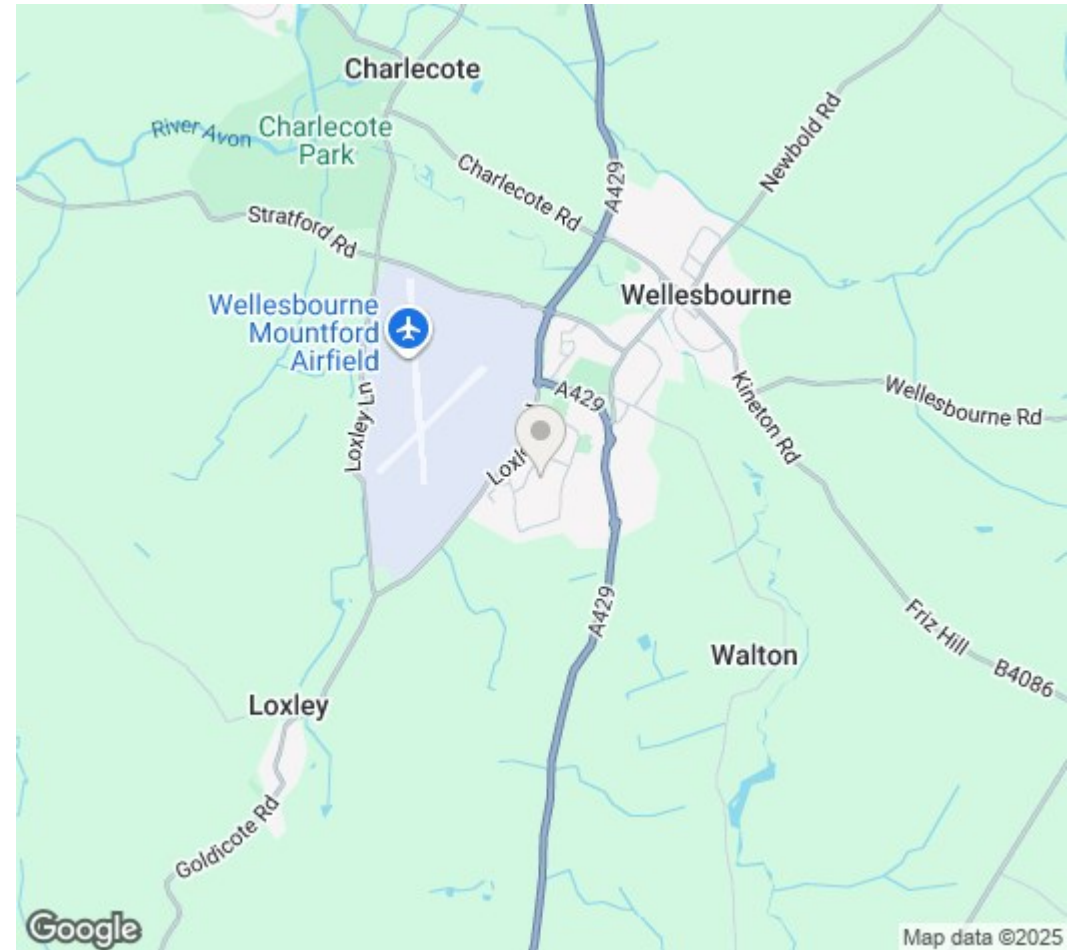
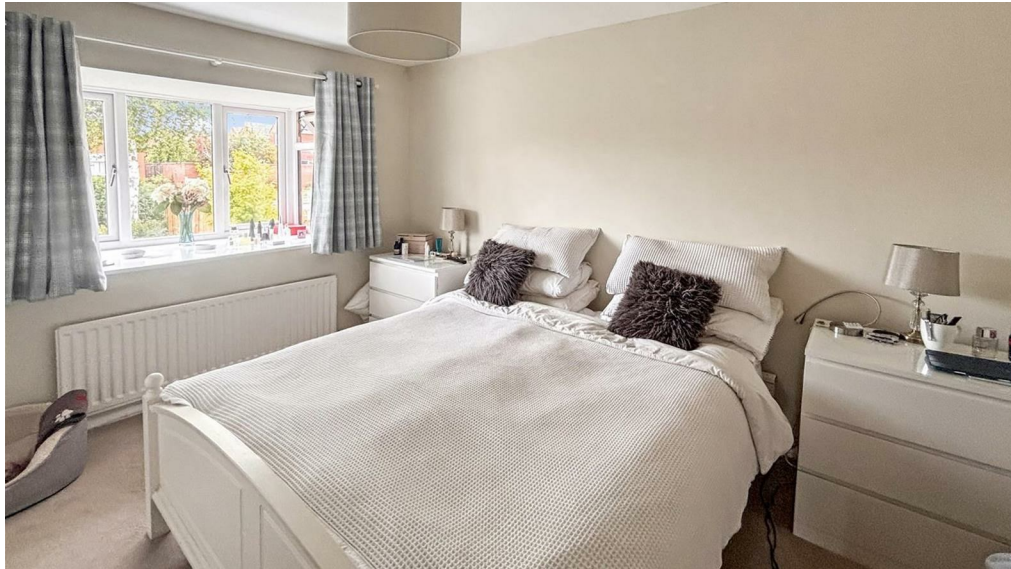


Floor Plan

Floor area 78.8 m² (848 sq.ft.)

TOTAL: 78.8 m² (848 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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serving South Warwickshire & North Cotswolds

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