



65 Anslow Road, Wellesbourne, Warwick, CV35 9UT

- End of terrace house
- Living Room
- Kitchen-Diner
- Downstairs Cloakroom
- Two double bedrooms
- Bathroom
- Enclosed Rear Garden
- Off road parking for two cars
- Well presented throughout



£275,000

#### ACCOMMODATION

Entry through the front door into hallway with stairs rising to first floor landing. Living room offering window to front, wall mounted radiator and useful under stairs storage cupboard. Inner hallway with additional storage cupboard and cloakroom which is fitted with wc and wash hand basin. From the inner hallway to the kitchen-diner, which is fitted with a range of wall and base units with worktop over, inset sink and drainer, space for fridge freezer, space for washing machine, oven and four burner gas hob with extractor over. Wall mounted boiler. Window to rear and patio doors into garden.

Stairs rising to first floor landing with loft access and storage cupboard. Bedroom one has two windows the front aspect, built in wardrobe and built in over the stairs cupboard. Bedroom two with window to rear, wall mounted radiator and built in wardrobe. Bathroom comprising of white suite with bath, wc and wash hand basin with shower over the bath, wall mounted radiator, extractor fan and obscured window to the side.

#### OUTSIDE

Patio area with the remainder laid to lawn and enclosed timber boundary. Shed and side gate with access to the front of the property.

To the front there is a driveway for two 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 C.

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

**VIEWING:** By Prior Appointment with the selling agent.

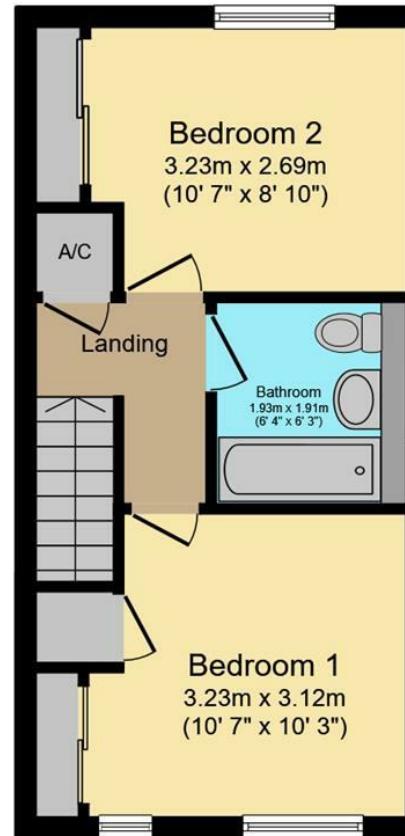


65 Anslow Road, Wellesbourne, Warwick, CV35 9UT



Ground Floor

Floor area 30.1 sq.m. (324 sq.ft.)

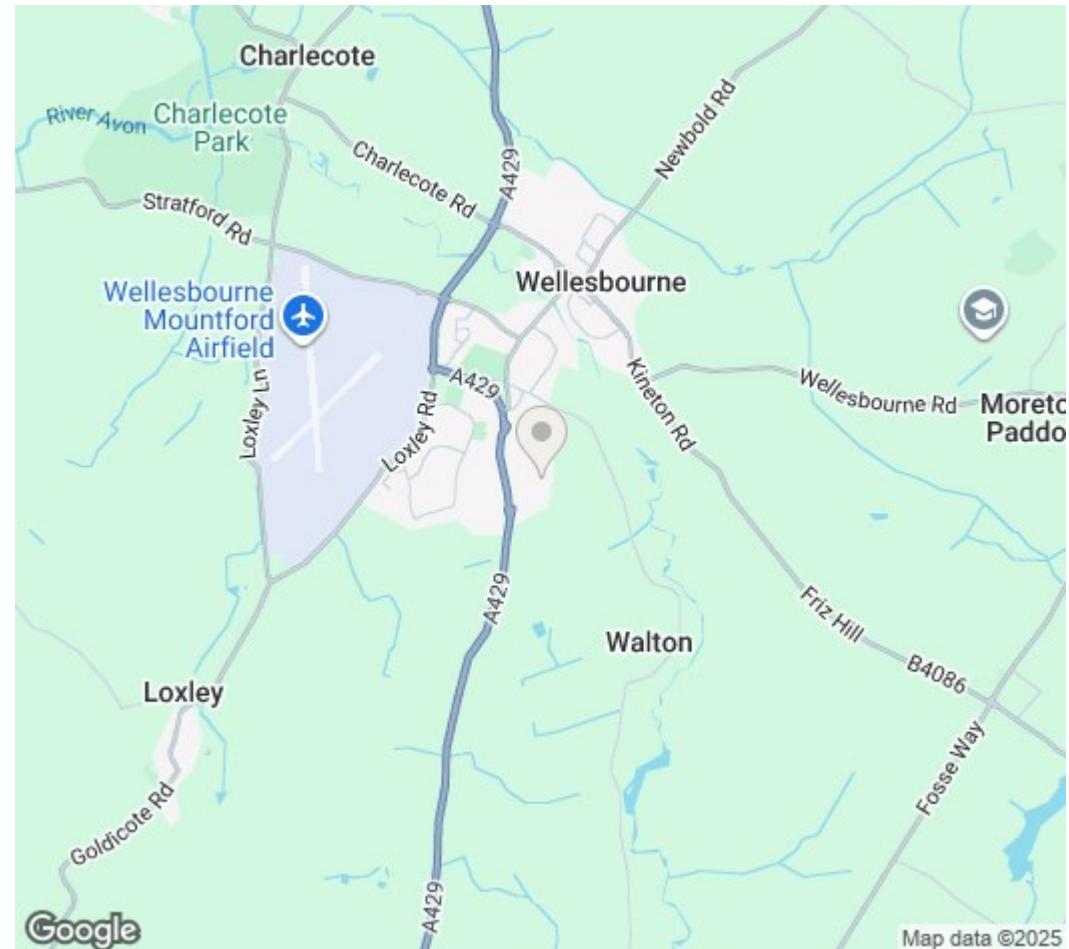


First Floor

Floor area 30.1 sq.m. (325 sq.ft.)

Total floor area: 60.3 sq.m. (649 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](http://www.Propertybox.io)



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 or 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

Warwick Road, Wellesbourne, Warwickshire, CV35 9ND  
01789 841114 | [wellesbourne@peterclarke.co.uk](mailto:wellesbourne@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Peter Clarke

