

Peter Clarke



29 Chapel Street, Wellesbourne, Warwick, Warwickshire, CV35 9QU

- No chain
- End of terrace
- Central village location
- Three storey cottage
- Living room, dining room, kitchen
- Bedroom and bathroom first floor
- Two bedrooms top floor
- Courtyard garden



Offers Over £300,000

ACCOMODATION

Entry through the front door to living room offering feature fireplace. Archway into the dining area which offers windows to the side aspect, capped fireplace, stairs leading to first floor landing and serving hatch through to the kitchen which is fitted with a range of wall and base units with worktop over, one and a half sink and drainer with window to side aspect. Wall mounted boiler, eyelevel oven, four burner gas hob, space for fridge freezer, washing machine and dishwasher. The first floor with a bedroom to the front aspect and bathroom. Bedroom one offers window to the front aspect. The bathroom comprises of wc, wash hand basin with vanity, vertical radiator with space to towel hanging feature, bath and shower cubicle. Stairs rising to the second floor, bedroom two has window to the side and character fireplace feature. Bedroom three has window to the side aspect and loft hatch.

OUTSIDE

To the front there is a small fence and gate leading to the front door. To the rear there is a paved rear garden and gate for side access. boundaries are timber with the back boundary being brick wall. There are two outhouses, the first having wc and wash hand basin. The second providing ample space for storage.

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. There are radiators throughout 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. We have been advised that there is a pedestrian right of way through the rear garden.

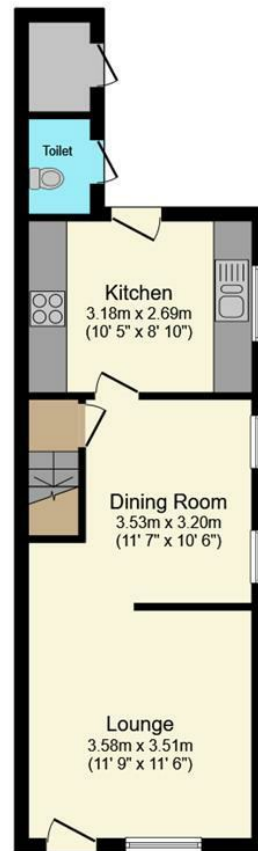
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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.

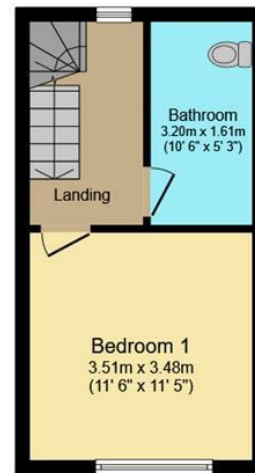


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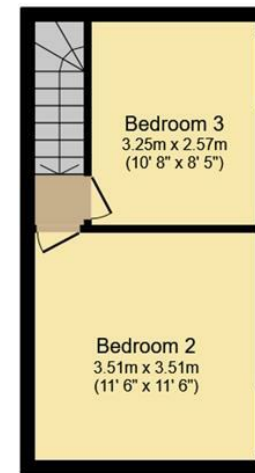
Ground Floor

Floor area 37.0 sq.m. (398 sq.ft.)



First Floor

Floor area 24.1 sq.m. (260 sq.ft.)

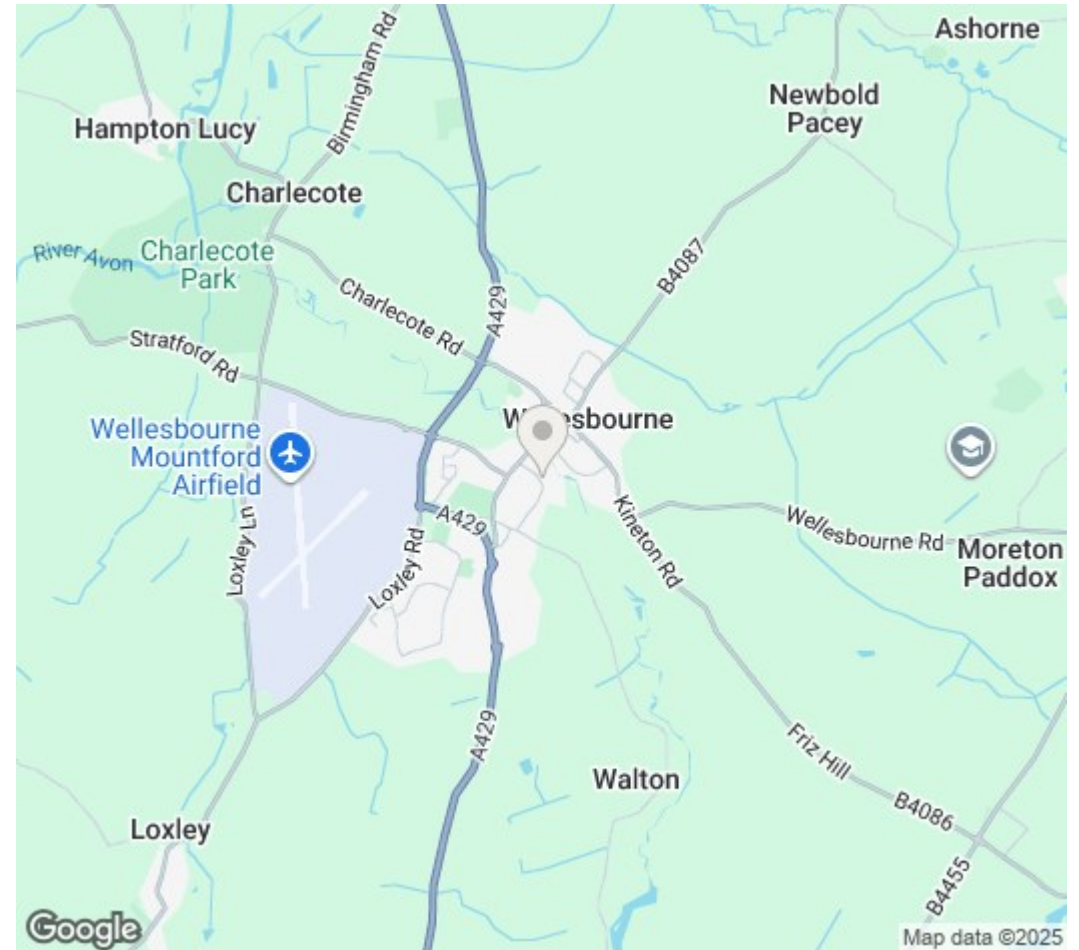


Second Floor

Floor area 24.1 sq.m. (260 sq.ft.)

Total floor area: 85.2 sq.m. (917 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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