

Peter Clarke



8 Mordaunt Road, Wellesbourne, Warwick, CV35 9QB

- No chain
- Semi detached house
- Living room
- Dining room
- Three bedrooms
- Shower room
- Large rear garden
- Off road parking
- Scope to modernise and extend (stpp)



£295,000

ACCOMMODATION

Door into entrance hallway with stairs rising to first floor and window to front aspect. The dining room offers window to rear aspect. Further door into living area offering windows to front and rear aspect, and spacious cupboard. The kitchen is fitted with a range of wall and base units with worktop over, inset sink and drainer with window to side aspect. Eye level cooker with separate hob. Wall mounted radiator and door to rear garden. Inner hallway with additional door to the front and access to cloakroom with wc. Obscure window to side. Upstairs the first floor landing offers access to loft space and door to cupboard. Bedroom one and two both have windows overlooking rear garden and wall mounted radiator. Bedroom three has radiator and window to side aspect.

OUTSIDE

Patio area to the rear and side with the remainder laid to lawn. Gated access to the front. Hedge boundary.

PARKING

There is off road parking to the front of the property. Large detached garage suitable for storage / workshop.

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.

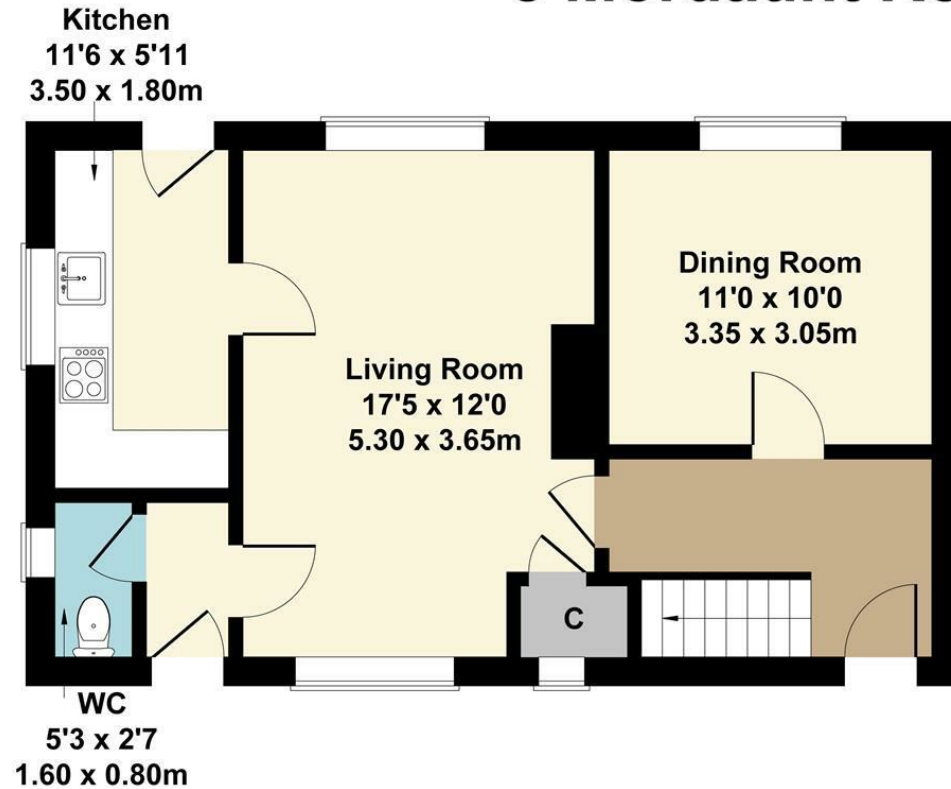
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

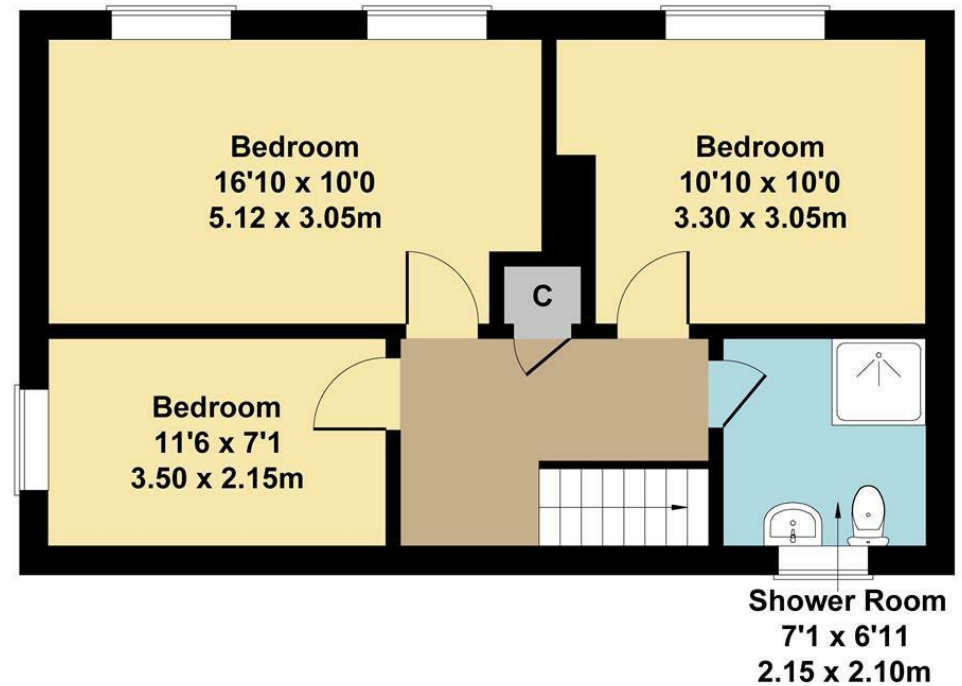
VIEWING: By Prior Appointment with the selling agent.



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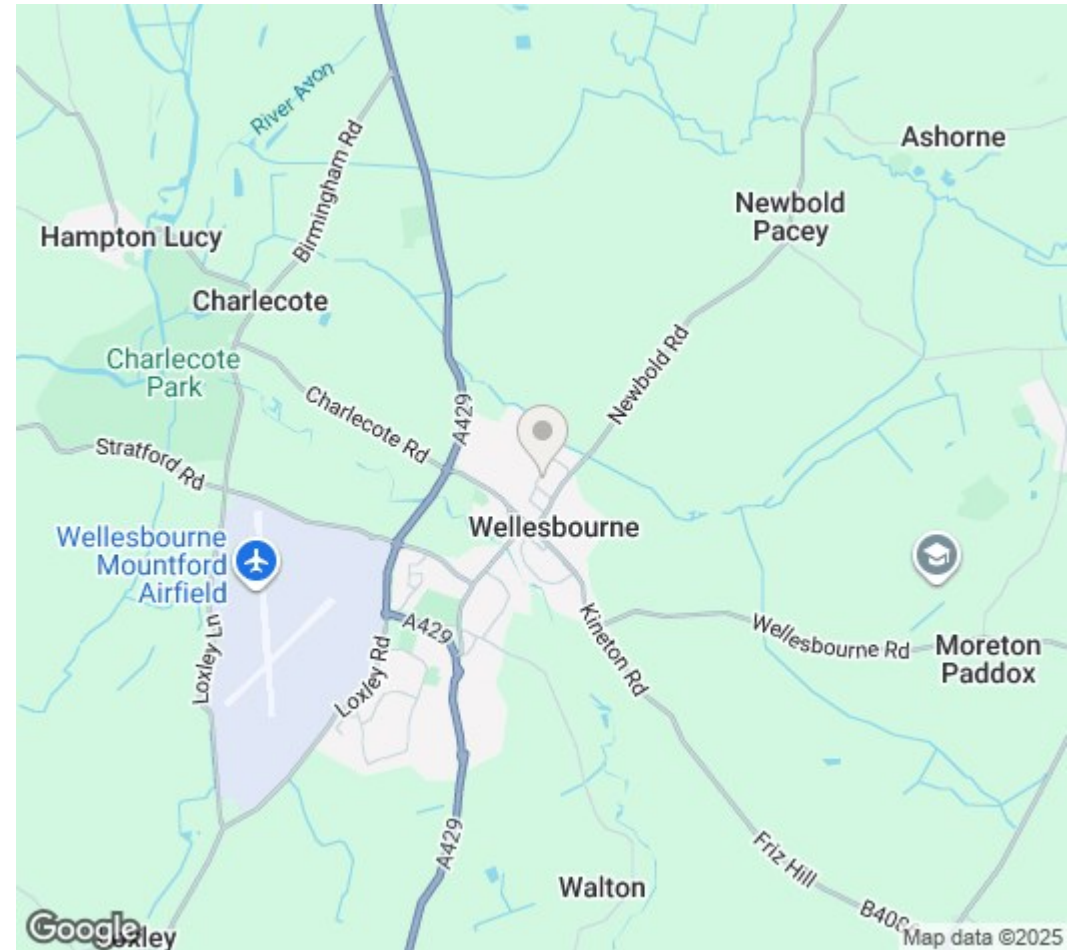


GROUND FLOOR



FIRST FLOOR

Approximate Gross Internal Area = 96 sq m / 1033 sq ft



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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