

Peter Clarke



33 Wellington Close, Wellesbourne, Warwick, Warwickshire, CV35 9JQ

- Three Bedrooms
- Detached Bungalow
- Driveway For Multiple Cars
- Large Foregarden
- Well Established Rear Garden
- Garage
- Quiet Location On The Dovehouse Estate
- Bathroom & Wet Room



£375,000

ACCOMMODATION

Entrance porch having a door leading through to the inner hallway, and access to wetroom. Fully tiled, electric shower, wash hand basin, and heated towel rail. From the inner hallway it leads through to L-shaped lounge diner, which is a spacious room with window to the front aspect. Electric fireplace with decorative surround. Space for dining table. Door through to kitchen which is fitted with a range of wall and base units with worktop over, integrated washing machine and dishwasher. Space for cooker and fridge. Cupboard housing boiler. Inset stainless steel sink and drainer. Window to the side and patio door leading out to the courtyard. Inner hallway with airing cupboard housing water tank. Loft hatch. Bedroom One and bedroom two are both double bedrooms with a window overlooking the rear aspect. Bedroom three has a window overlooking the courtyard. The bathroom is fitted with a white suite comprising of bath with shower attachment, wc and wash hand basin, obscure window to the side and extractor.

OUTSIDE

The front is set back from the road by a large fore garden which is mainly laid to lawn with a tandem driveway for multiple cars, leading up to the garage.

The bungalow benefits from an inner paved courtyard which can be accessed from the kitchen with a pathway allowing access to the rear of the property with a garden mainly laid to lawn, bordered with shrubs and plants. Gravelled seating area, shed and side gate access to the front of the property.

Garage having power and light. Access to loft space. Benefits from electric doors to front and back access.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains water, drainage, gas and electricity are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

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 E.

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.



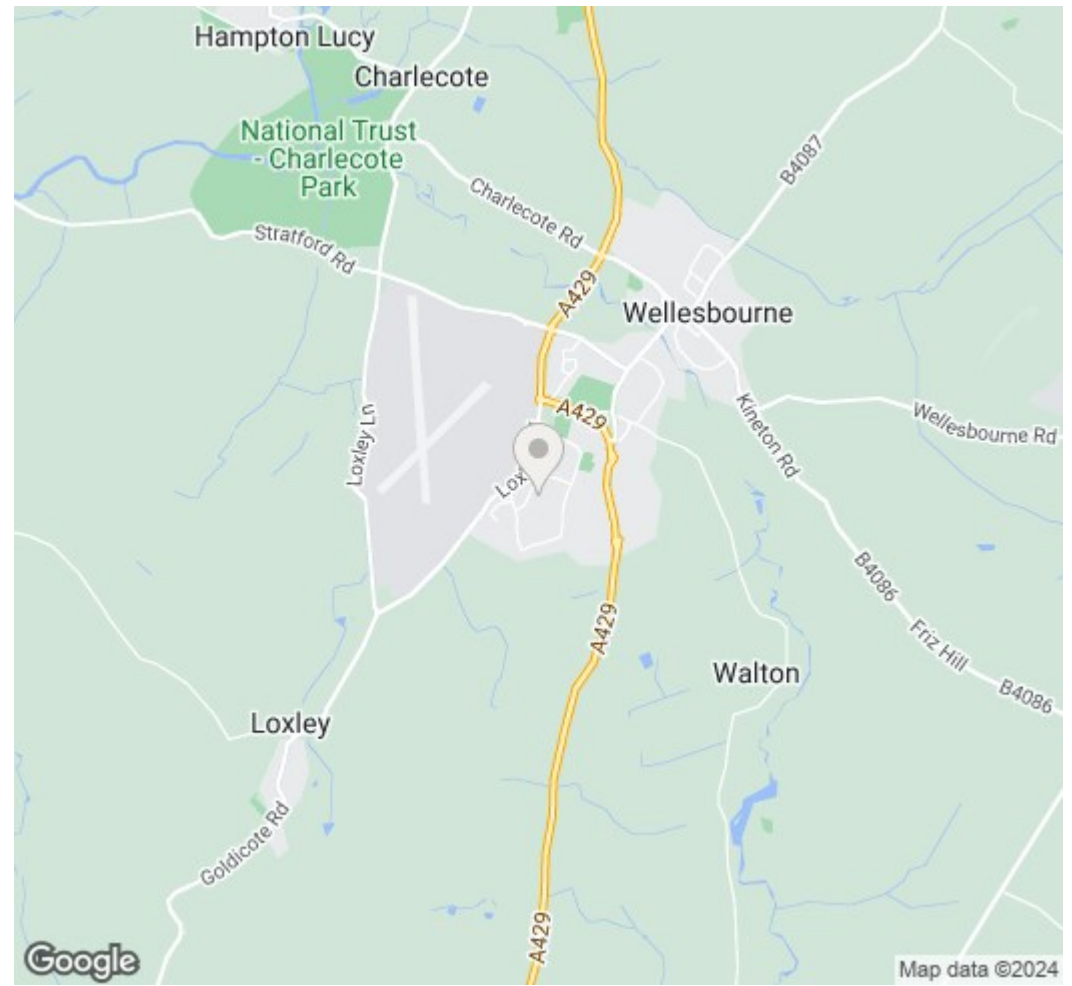


Floor Plan

Total floor area 102.3 sq.m. (1,101 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox





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Warwick Road, Wellesbourne, Warwickshire, CV35 9ND
01789 841114 | wellesbourne@peterclarke.co.uk | www.peterclarke.co.uk



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