

Peter Clarke

IN ASSOCIATION WITH

Winkworth



29 Westfield Crescent, Wellesbourne, Warwick, CV35 9RP

- Semi detached property
- Well presented throughout
- Kitchen-diner opening out onto the rear garden
- Living room
- Three bedrooms
- Bathroom
- Garage and ample parking
- Enclosed rear garden
- Within easy reach of local amenities
- EPC rating C



£315,000

ACCOMMODATION

Front door leading into entrance hallway which offers stairs rising to the first floor. The living room has window to the front, wall mounted radiator and door into the kitchen-diner. The kitchen area is fitted with a range of wall and base units with worktop over. Space for fridge-freezer, space for dishwasher and space for oven. Useful understairs pantry cupboard. Space for dining table and double doors leading out to the garden and additional side door leading to garden. The first floor landing has access to loft space, airing cupboard housing boiler and window to side aspect. Bedroom one with window to the front aspect and wall mounted radiator. Bedroom two with window overlooking the rear garden and wall mounted radiator. Bedroom three has window to the front aspect, wall mounted radiator with cupboard built over stairs bulkhead. The bathroom is fitted with a toilet and basin vanity unit, P shaped bath with shower above, heated towel rail and obscure window to rear.

REAR GARDEN

A well presented and thoughtfully landscaped rear garden offering a versatile combination of paved seating and entertaining areas, established lawn and attractive planted borders. The garden features raised beds, mature planting and areas to grow vegetables. Enclosed by timber fencing, the garden provides a private and versatile outdoor space, ideal for families and entertaining. Outside tap and door into garage.

PARKING

Electric door to front of garage as well as additional external door to access the rear of the garage into the garden. Power and light. Block paved driveway to the front of the property. EV charger.

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 gas, drainage, electricity and water are connected to the property. However this should be checked by your solicitor before exchange of contracts.

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.

Listed: No | Broadband: Ultrafast available (Checked on Ofcom Oct 26) | Minimum Mobile Coverage: 72% Vodafone (Checked Ofcom Oct 26)

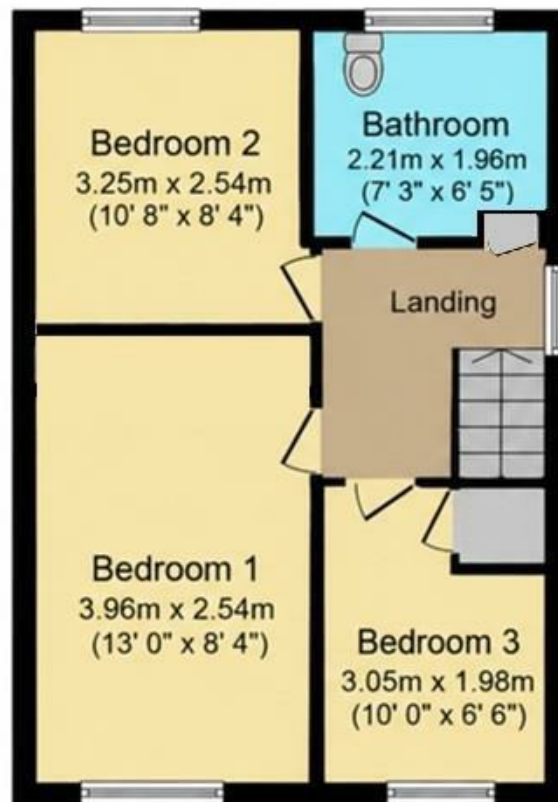
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

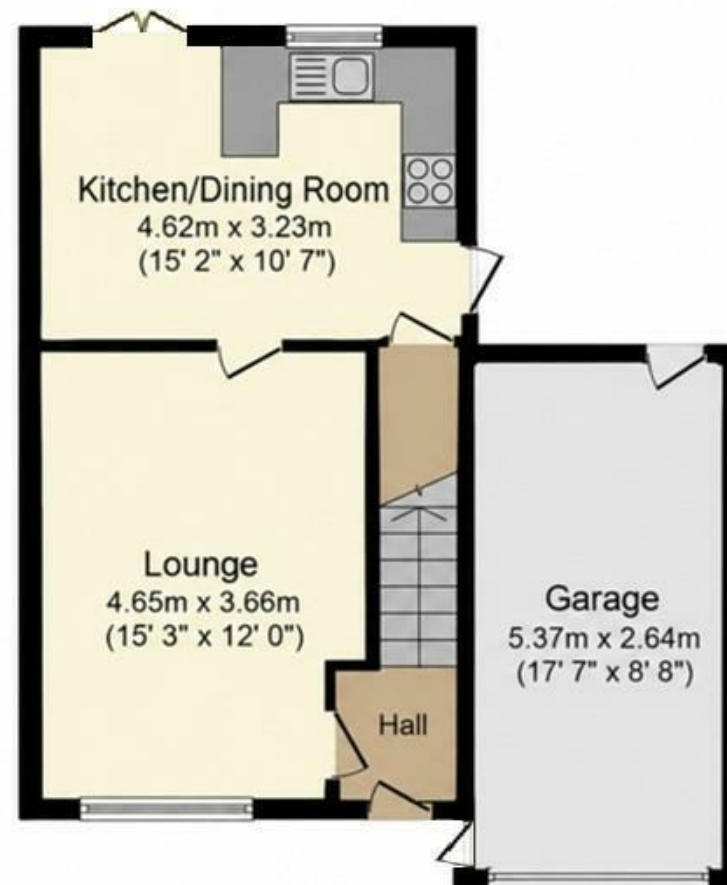
VIEWING: By Prior Appointment with the selling agent.



Wellesbourne, Warwick



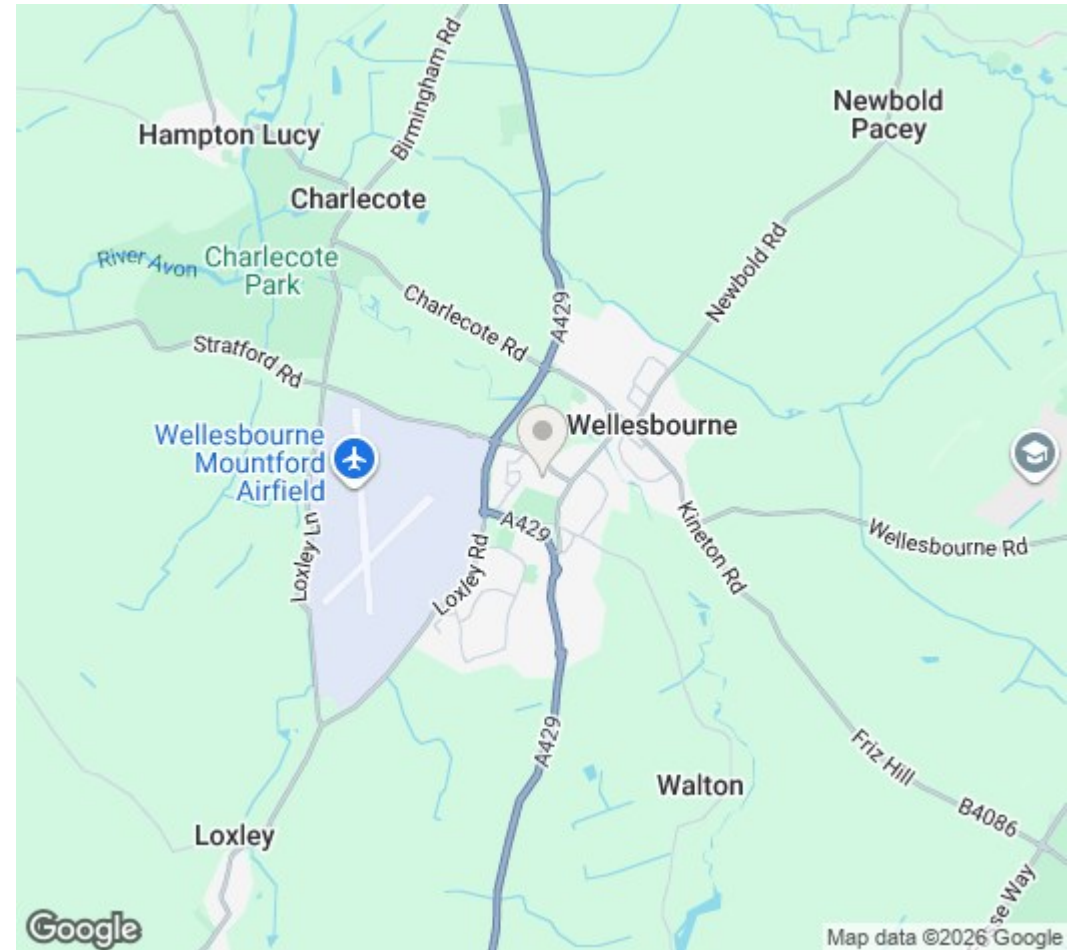
First Floor



Ground Floor

Total floor area: 88.3 sq.m. (951 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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Warwick Road, Wellesbourne, Warwickshire, CV35 9ND
01789 841114 | wellesbourne@peterclarke.co.uk | www.peterclarke.co.uk



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