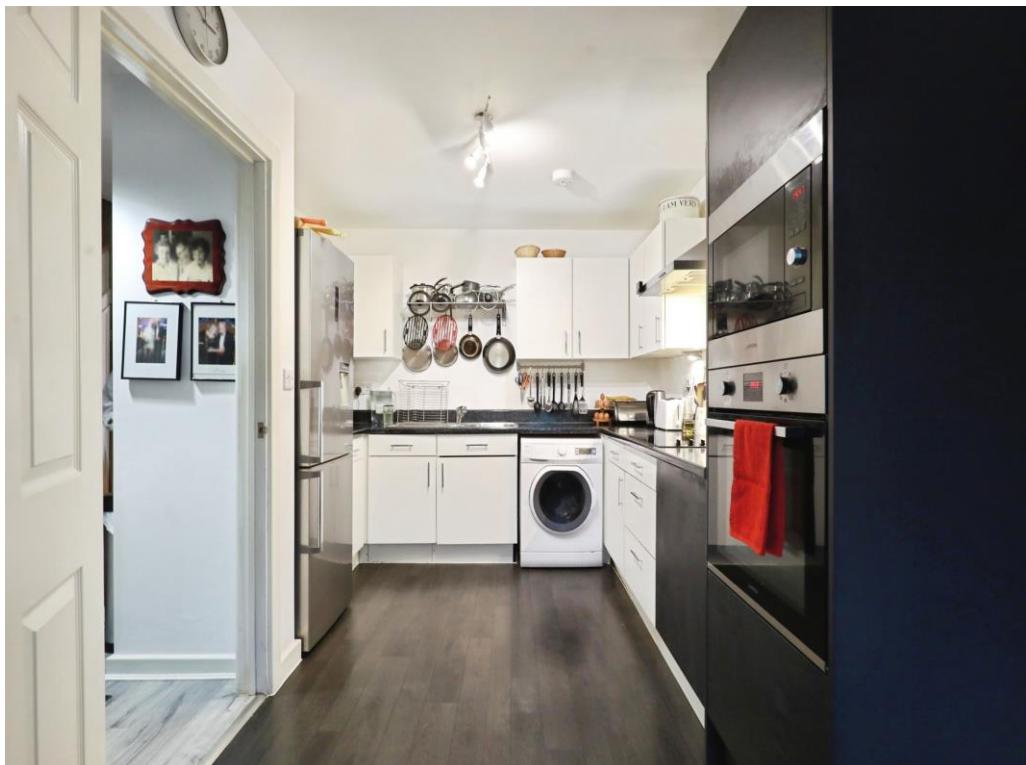




**Connells**

Victor Close  
Gaydon Warwick



## Property Description

Connells are pleased to offer the chance to purchase a 25% share in this beautifully presented THREE-bedroom semi-detached family home, ideally located in the village of Gaydon.

The accommodation includes a generous lounge, modern kitchen/diner, ground floor cloakroom, three bedrooms and a contemporary family shower room.

Outside, the property benefits from driveway parking and a private rear garden.

Viewing essential!

## Introduction

Gaydon is a small village lying in the heart of Warwickshire's countryside with a local community shop, petrol station and shop, pub, church and village hall. Gaydon has all the necessary elements to offer modern convenience in a rural setting. The village is well connected by road to local places of interest including Warwick, Royal Leamington Spa and Stratford upon Avon. Junction 12 of the M40 motorway allows easy access to Oxford, London and Birmingham, with rail links from Banbury, Leamington Spa and Warwick Parkway.

## Entrance Hall

A welcoming hallway accessed from the front of the property, featuring a radiator, laminate wood flooring, staircase rising to the first floor, useful understairs storage, and doors leading to the kitchen/diner, lounge and cloakroom.

## Cloakroom

A useful ground floor cloakroom fitted with a wash hand basin, low-level WC and central heating radiator, complemented by an obscure double-glazed window to the front.

## Kitchen/Diner

15' x 7' 7" MAX ( 4.57m x 2.31m MAX )

A fully fitted kitchen offering a comprehensive range of modern wall and base units with complementary work surfaces, incorporating an inset sink and drainer. Integrated appliances include an eye-level electric oven, microwave and an induction hob with overhead extractor, with washing machine, dishwasher and fridge/freezer. The room also provides ample space for a dining area, a radiator, and a double-glazed window to the front elevation.

## Lounge

17' 5" MAX x 11' 3" MAX ( 5.31m MAX x 3.43m MAX )

A comfortable reception room featuring a fireplace with inset electric fire, laminate wood flooring, radiator and a useful storage cupboard. A double-glazed window overlooks the rear elevation, while French doors open directly onto the garden, creating a bright and inviting space.

## First Floor

### Landing

Stairs rise from the entrance hall to a spacious landing area with an oversize

storage cupboard and doors leading to all bedrooms and the bathroom.

## Bedroom One

13' 3" MAX x 9' 7" ( 4.04m MAX x 2.92m )

A well-proportioned double bedroom with radiator and a double-glazed window overlooking the rear elevation.

## Bedroom Two

13' MAX x 9' 7" ( 3.96m MAX x 2.92m )

A bright double bedroom with radiator and a double-glazed window to the front elevation.

## Bedroom Three

9' 9" x 7' 3" ( 2.97m x 2.21m )

A well-presented bedroom featuring a radiator and a double-glazed window overlooking the rear elevation.

## Shower Room

A partly tiled shower room fitted with a white suite, including a walk-in shower, wash hand basin and low-level WC. Additional features include a heated towel rail and an obscure double-glazed window to the front elevation.

## Outside

### Front

The property benefits from a double driveway to the rear, along with an additional lawned area extending to the side of the house. A pathway leads to the front door.

### Rear Garden

A pleasant rear garden featuring a paved patio area and a lawned section, enclosed by timber fencing. A side gate provides convenient access to the parking area.

### Council Tax

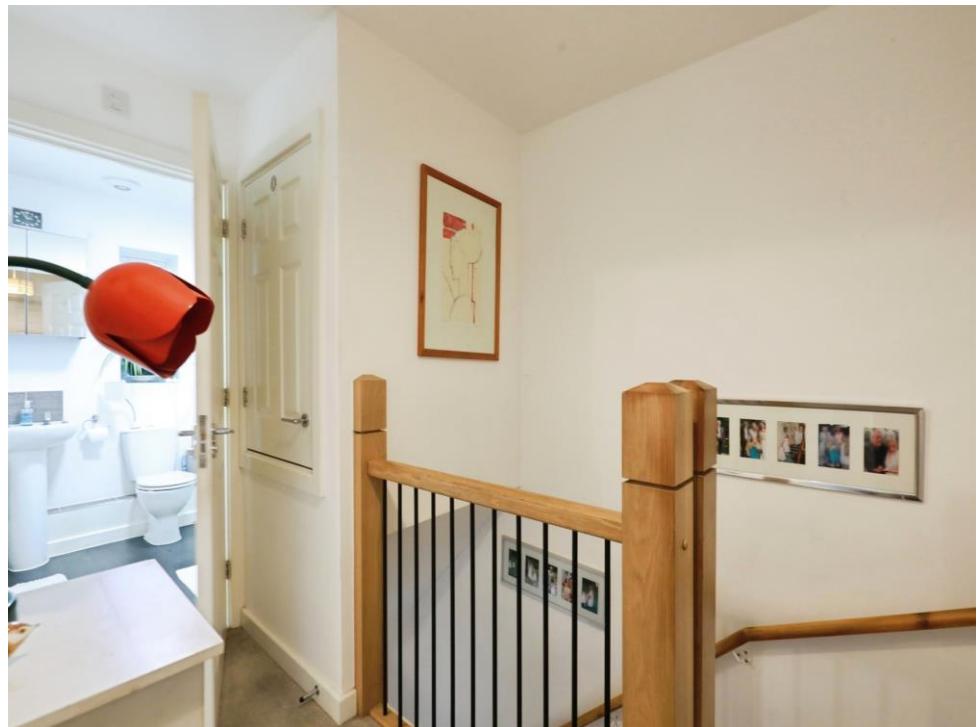
Local Authority: Stratford District Council

Band: D

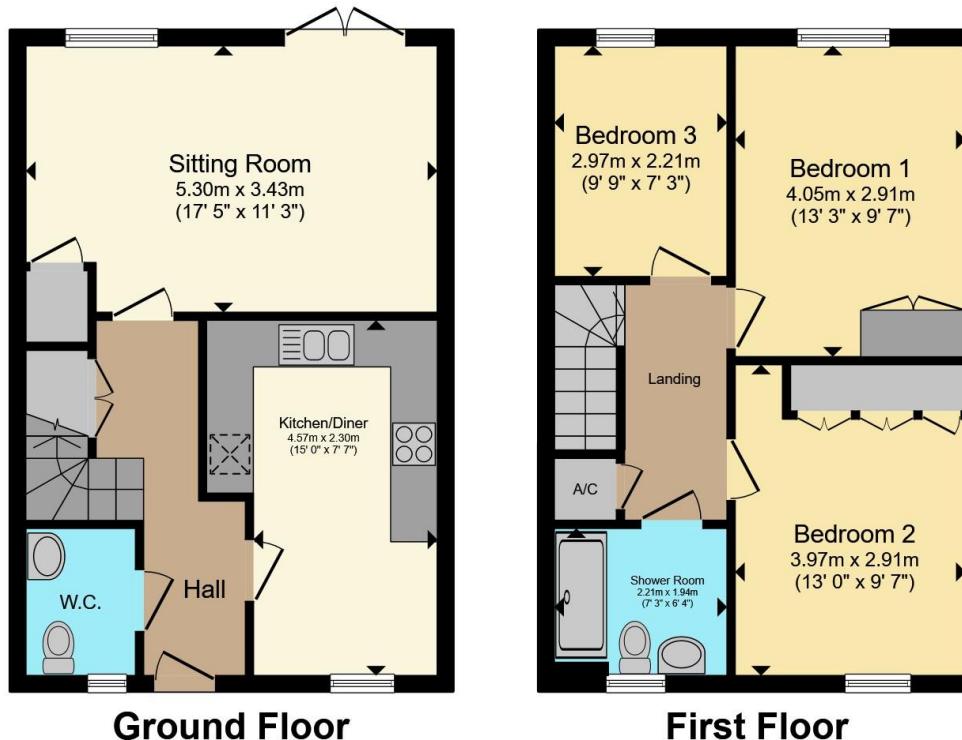
### Viewings

Strictly by prior appointment via the selling agent.









**Ground Floor**

**First Floor**

Total floor area 85.5 m<sup>2</sup> (921 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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)

**Connells**

To view this property please contact Connells on

**T 01789 841535**  
**E [wellesbourne@connells.co.uk](mailto:wellesbourne@connells.co.uk)**

Bridge Street  
 WELLESBOURNE CV35 9QP

EPC Rating: B    Council Tax  
 Band: D

Service Charge: 756.12    Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WBE104110](http://connells.co.uk/Property/WBE104110)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Feb 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WBE104110 - 0006