



4 Manston Drive, Wellesbourne  
Warwick

Offers Over £250,000







## 4 Manston Drive

Wellesbourne, Warwick

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 2 bedroom semi detached
- South facing garden
- Chain free
- Off-road parking
- Spacious living room
- Village location





### **Living / Dining room**

18' 5" x 11' 7" (5.61m x 3.53m)

### **Kitchen**

11' 7" x 5' 10" (3.53m x 1.77m)

### **Master bedroom**

12' 2" x 11' 7" (3.71m x 3.53m)

### **Bedroom 2**

11' 7" x 7' 8" (3.53m x 2.33m)

### **Bathroom**

7' 8" x 5' 7" (2.34m x 1.69m)





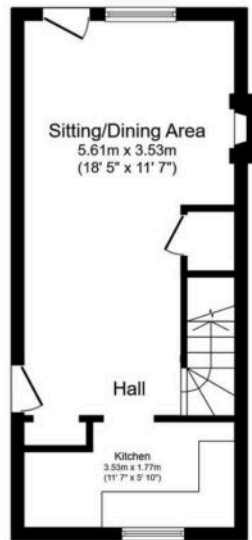
**GARDEN**

**DRIVEWAY**

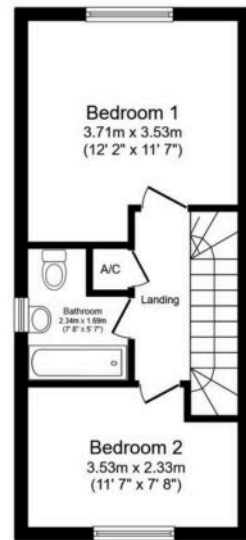
2 Parking Spaces







**Ground Floor**  
Floor area 29.9 sq.m. (322 sq.ft.)

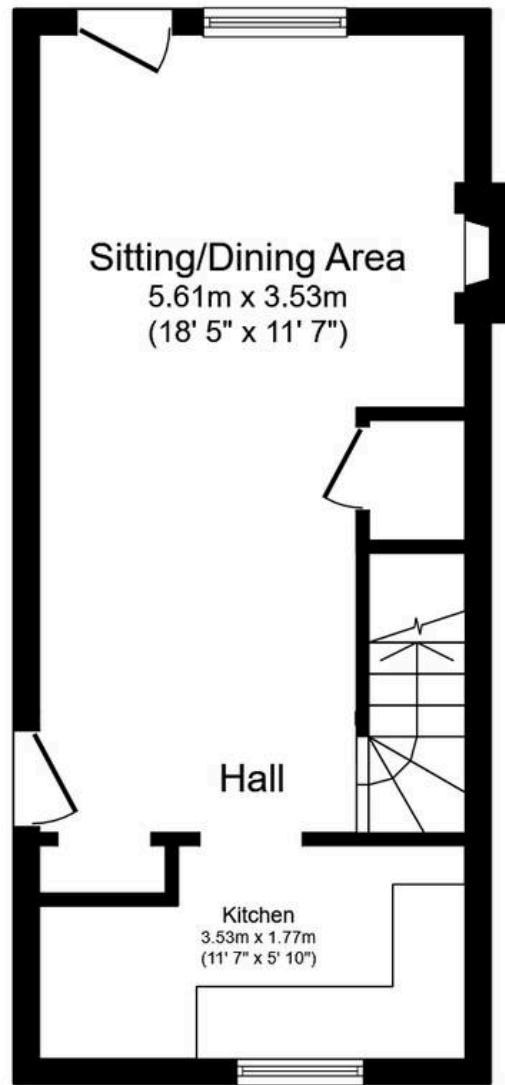


**First Floor**  
Floor area 29.9 sq.m. (322 sq.ft.)

**Total floor area: 59.9 sq.m. (644 sq.ft.)**

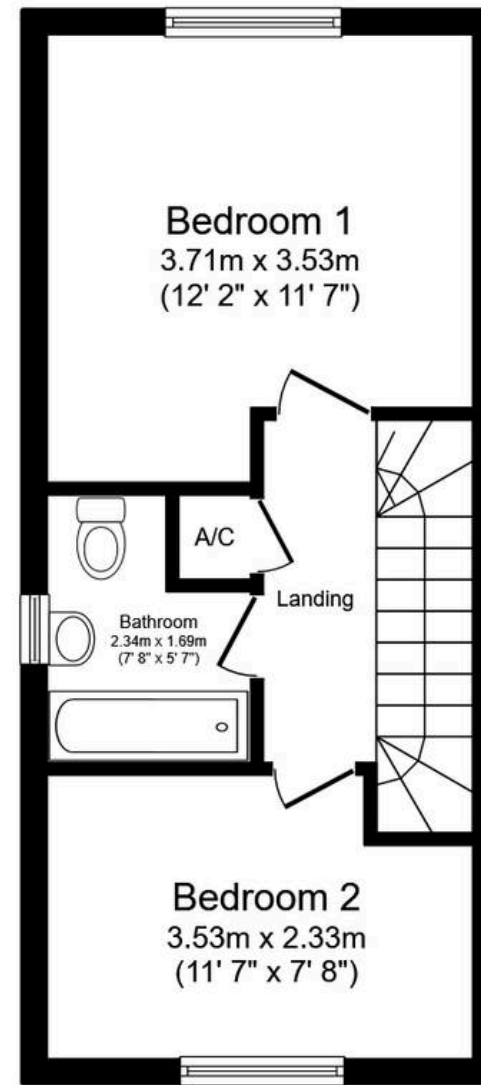
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