



**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

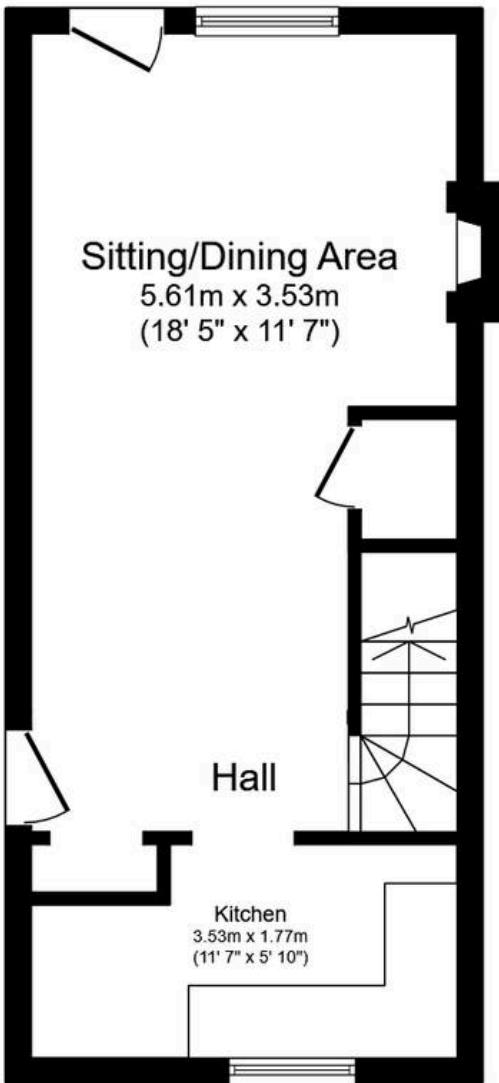




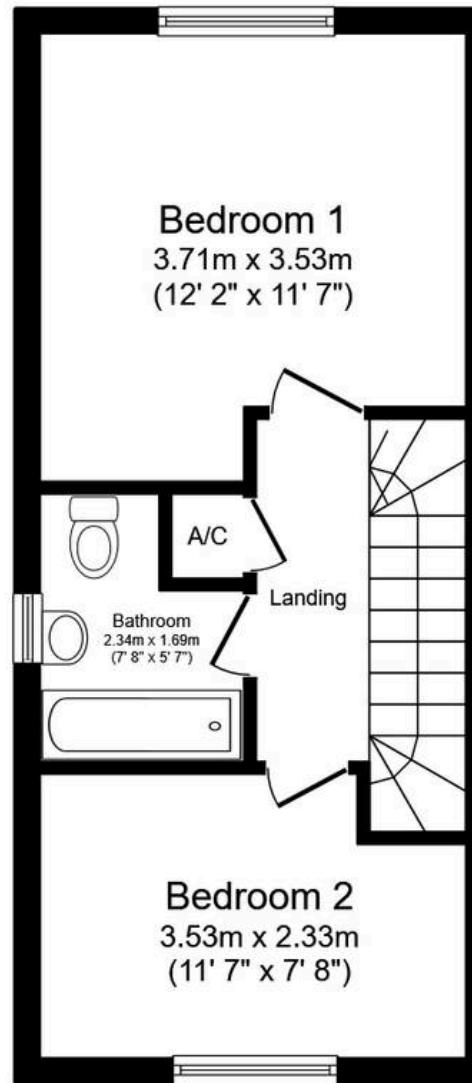
**Total floor area: 59.9 sq.m. (644 sq.ft.)**

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](http://www.Propertybox.io)





**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.)**

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](http://www.Propertybox.io)



**Hawthorn and Co**

Harbury - CV33 9NR

01926 919553

[hello@hawthornandco.co.uk](mailto:hello@hawthornandco.co.uk)

<http://www.hawthornandco.co.uk>



HAWTHORN  
& CO