



Connells

Anson Close
Wellesbourne Warwick



Property Description

Connells are delighted to present this spacious DETACHED, THREE bedroom bungalow located in the popular village of Wellesbourne.

Benefiting from Entrance Hall, Lounge/Dining Room, fitted kitchen, THREE bedrooms, SHOWER ROOM and CONSERVATORY.

Externally the property offers a generous sized rear garden, detached GARAGE and driveway providing off-road parking for several vehicles,

CONTACT US NOW TO ARRANGE VIEWING!!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you

need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Introduction

Combining the peace and tranquillity of the countryside with the convenience of the town and city, Wellesbourne occupies an enviable semi-rural location within Southern Warwickshire.

Bordered by beautiful open fields, woodland and rivers, including many sites run by the National Trust, this sought after location is within easy commuting reach of Stratford upon Avon, Warwick, Leamington Spa and Banbury which all offer an excellent choice of shopping, leisure and cultural amenities, whilst major towns and cities including Solihull, Coventry and Birmingham are all within a 30 mile radius and can be accessed via a bus service linking the towns and villages. Railway links at Stratford upon Avon and Warwick Parkway offer regular services to Birmingham, London and beyond whilst the village itself is just 5 miles from junction 15 of the M40 motorway offering ease of access to the Midlands Motorway Network.

Within Wellesbourne the community are well

served by their own redesigned and refurbished sports hall as well as local amenities such as a medical centre, dental surgery and veterinary practice. Facilities also include a library, church and the highly regarded Wellesbourne C of E Primary School. A comprehensive variety of shops include the Co-op and Sainsbury's supermarkets, as well as an array of independent retailers, a post office, all complemented by the regular Wellesbourne Airfield Market.

Restaurants, a hotel and public houses combine with recreational, social and community activities to bring life and vibrancy to this desirable, expanding village location.

Entrance Hallway

Having door from side elevation into spacious hallway with storage heater, loft hatch and doors off to bedrooms, shower room and:

Lounge/Dining Room

16' 4" MAX x 21' 8" MAX (4.98m MAX x 6.60m MAX)

Dual aspect, spacious room with double glazed windows to front and side elevations, two storage heaters, feature fireplace with electric fire and serving hatch to kitchen:

Kitchen

11' 4" x 8' 9" (3.45m x 2.67m)

Modern, fully fitted kitchen having a range of wall and base units and complimentary work surfaces over, inset stainless steel sink and drainer unit, integrated eye level double oven, induction hob with extractor hood over, space and plumbing for washing machine and fridge freezer, full height storage cupboard, vinyl flooring and door and two windows to side elevation;

Shower Room

Partly tiled Shower Room having wash hand basin, large walk in shower cubicle with electric shower, storage heater, built in cupboard and two obscure windows to side

elevation;

Bedroom One

11' 7" MAX x 11' 3" (3.53m MAX x 3.43m)

Having built in wardrobes, storage heater and window to conservatory;

Bedroom Two

10' 4" x 8' 8" (3.15m x 2.64m)

Having storage heater and double doors to:

Conservatory

7' 9" x 18' (2.36m x 5.49m)

Large brick and UPVC conservatory with french doors into garden.

Bedroom Three

7' 8" x 7' 5" (2.34m x 2.26m)

Having Storage heater and window to front elevation;

Outside Front

Having large driveway to front of property and garage and lawned area.

Garage

Detached garage with up and over door, power and light and personnel door into garden.

Rear Garden

Generous sized enclosed rear garden mainly laid to lawn with paved patio area and pathways, planted flower beds and borders, timber fence and access to garage and front of property.

Council Tax

Local Authority: Stratford District Council

Viewings

Strictly by prior appointment via the selling agent.









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.focalagent.com

To view this property please contact Connells on

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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103563



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.

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