12 Canberra Close, Wellesbourne, Warwick, CV35 9TR

- Detached home in cul de sac location
- Three reception rooms
- Kitchen and utility area
- Opportunity to create and update your ideal home
- Generous rear garden
- Parking to the front
- Bathroom and ensuite
- Double Garage
- EPC Rating D
- No onward chain

4 2 3

£545,000

ACCOMMODATION
Entry through the front door into the entrance hallway, having stairs rising to the first floor, under stairs storage cupboard,, wall mounted radiator and window to the front aspect. The cloakroom has wc, wash hand basin with vanity, extractor fan and useful storage cupboard. The kitchen offers a range of wall and base units, gas hob, eye level oven and grill, space for fridge freezer, wall mounted radiator and window overlooking the rear garden. The sizeable utility room has base units, space for washing machine and dryer, wall mounted boiler, door to the rear garden, windows to the rear and the side with access to loft space. The dining room, accessed via the main hallway, has double doors into the lounge, wall mounted radiator and window overlooking the garden. The living room offers window to the front aspect, sliding doors into the garden, wall mounted radiator and fireplace with brick surround. The third reception room/office has window to the rear and wall mounted radiator. Stairs rising to the first floor landing, having access to all bedrooms and family bathroom, with airing cupboard housing water tank, access to the loft and window to the front aspect. The primary bedroom has a window to the rear, wall mounted radiator, built in dressing table and two built in wardrobes. The ensuite offers obscured window to the side, wash hand basin, wc and bath with wall mounted shower over. Bedrooms two and three have windows to the rear, wall mounted radiators and a built in wardrobe each. Bedroom four has window to the front aspect, wall mounted radiator and built in wardrobe. The family bathroom comprises of wc, wash hand basin, bath and obscured window to the front.

OUTSIDE
The sizeable rear garden has a patio with the remainder being laid to lawn with multiple shrubs and bushes. Personell door into the garage and gate for side access. To the front is front lawn and driveway leading to the garage. The garage provides up and over door.

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.

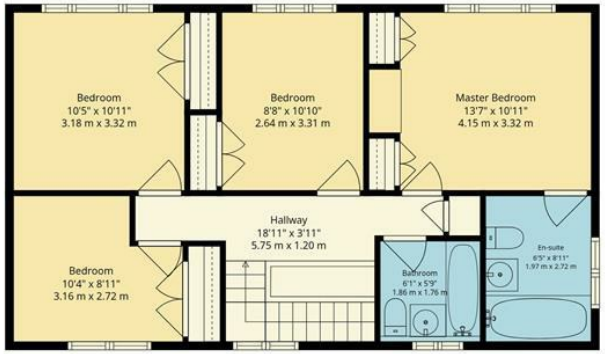
Listed: No | Broadband: Ultrafast available (Checked on Ofcom Sept 26) | Minimum Mobile Coverage: 67% O2 (Checked Ofcom Sept 26)

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

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

VIEWING: By Prior Appointment with the selling agent.

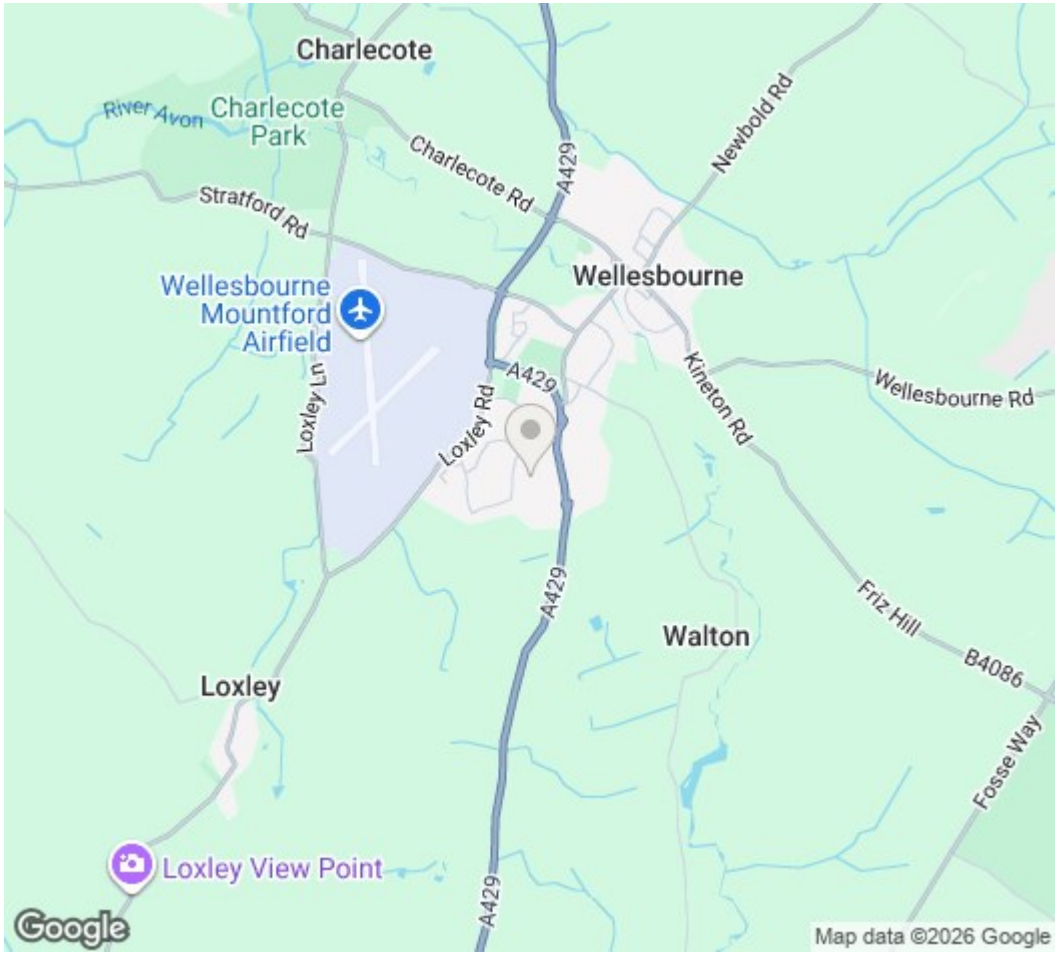
Ground Floor



1st Floor

Total: 1927 sq. Ft, 179 m2

Illustration For Identification Purposes Only, Measurements Are Approximate, Not To Scale



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

Warwick Road, Wellesbourne, Warwickshire, CV35 9ND
01789 841114 | wellesbourne@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke
Winkworth