

Peter Clarke

Peter Clarke  
**FOR SALE**  
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17 Lysander Close, Wellesbourne, Warwick, CV35 9TD

- No Chain
- Detached Bungalow
- Cul De Sac Location
- Living - Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Driveway & Garage
- Enclosed Rear Garden
- EPC Rating C



£340,000

#### ACCOMMODATION

Having driveway extending to the single garage. The remainder of the front garden is mainly laid to lawn. Pathway to door into entrance porch with further door into hallway with wall mounted radiator. Door into cloakroom with wc and wall mounted wash hand basin. A spacious L - shaped room with large bow window overlooking the front garden. Space for dining table, wall mounted radiator and window overlooking inner courtyard. Interconnecting door leading into the kitchen which is fitted with a range of wall and base units with worktop over, inset sink and drainer. Space for cooker, space for washing machine and space for fridge-freezer. Window to side aspect and patio doors out onto inner courtyard. Through to inner hallway with door to cupboard. Bedroom one and two both offer window to rear aspect and wall mounted radiators. Bedroom three has wall mounted radiator and window to inner courtyard. The bathroom is fitted with a suite comprising of bath with shower above, wc and wash hand basin.

#### INNER COURTYARD

Accessed from the kitchen area an inner courtyard which is fully paved, with pathway leading to the main garden and door into the garage.

#### GARDEN

An enclosed rear garden which is mainly laid to lawn. Small patio area with further pathway leading to the other side of the bungalow allowing access to side gate.

#### PARKING

Off road parking to the front of the property. Up and over door to the front of the garage.

#### GENERAL INFORMATION

TENURE: The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators.

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.

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

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

VIEWING: By Prior Appointment with the selling agent.

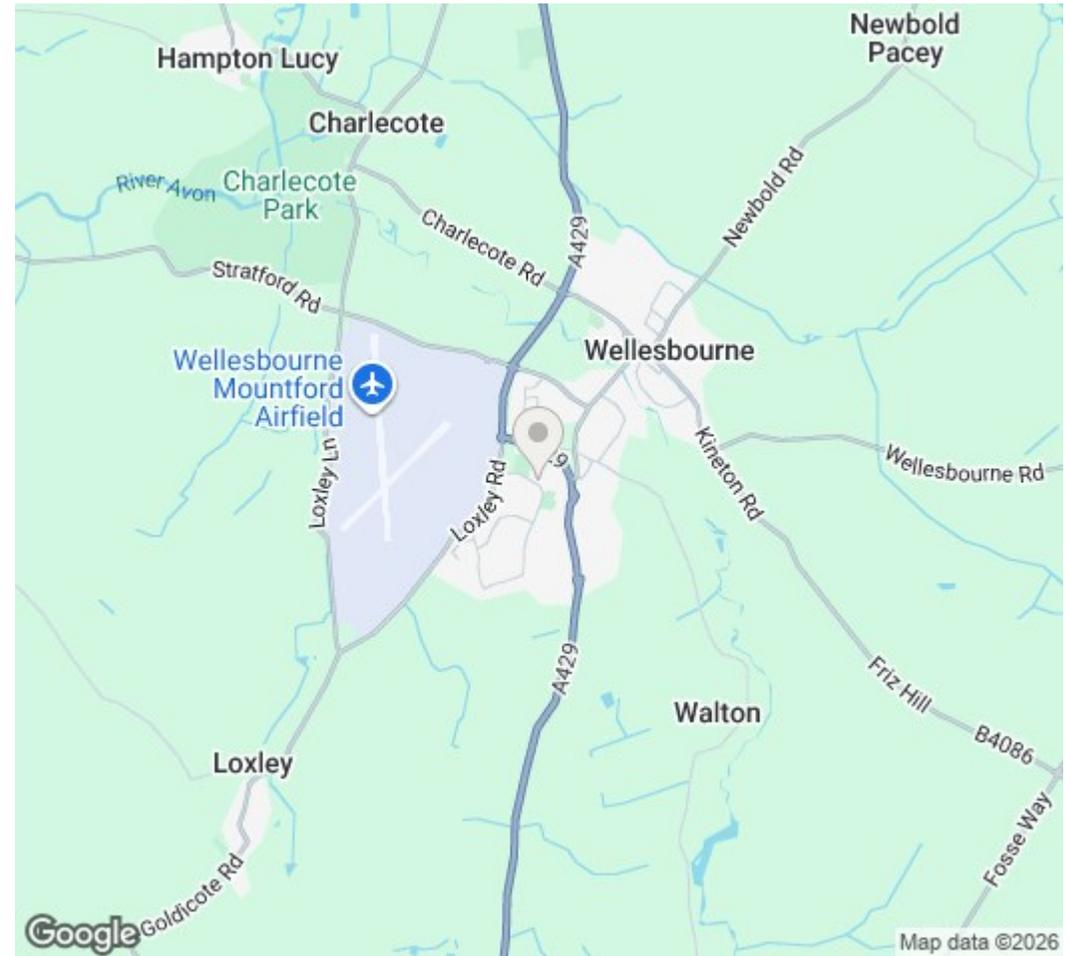




## Floor Plan

Total floor area 94.6 sq.m. (1,018 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



DISCLAIMER: Peter Clarke & Co LLP 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 Peter Clarke & Co LLP 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.

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