

Peter Clarke



2 Vine Cottages, Hampton Lucy, Warwick, CV35 8BD

- No onwards chain
- Village location
- Semi detached
- Two reception rooms
- Three bedrooms
- Wet room
- Garage & Driveway
- Front and rear garden
- EPC Rating D



£350,000

A spacious village home offering scope for improvement and modernisation. The accommodation offers living-dining room, kitchen, conservatory, three bedrooms and a wetroom. Outside benefits from a rear garden, driveway and lawned area to front and garage. NO CHAIN.

ACCOMMODATION

Entry through front door into entrance hallway which has stairs rising to the first floor. The living room with window to the front aspect, two wall mounted radiators and doors into the garden. The kitchen is fitted with a range of wall and base units with worktop over, oven, hob with extractor over, wall mounted radiator and window overlooking the garden. Door into conservatory with door into the rear garden and door into the garage. The cloakroom is accessed via the garage.

Stairs rising to the first floor landing with access to loft space and airing cupboard. A wetroom with wall mounted shower, vanity basin, wc and obscured window to rear. Bedroom one has wall mounted radiator and window to the front aspect. Bedroom two offers wall mounted radiator and window to the rear aspect and bedroom three has wall mounted radiator and window to the front aspect.

OUTSIDE

A generous rear garden with patio area and the remainder laid to lawn and bordered with established plants and trees. Gated access to the front of the property with driveway for multiple cars and the remainder laid to lawn.

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.

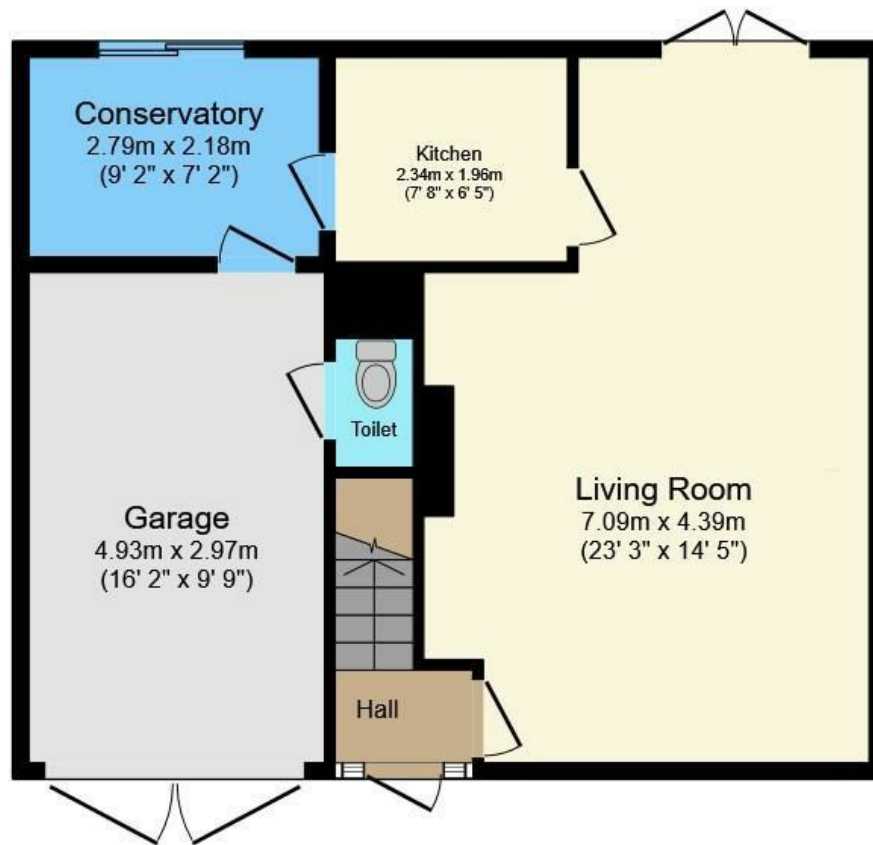
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

VIEWING: By Prior Appointment with the selling agent.

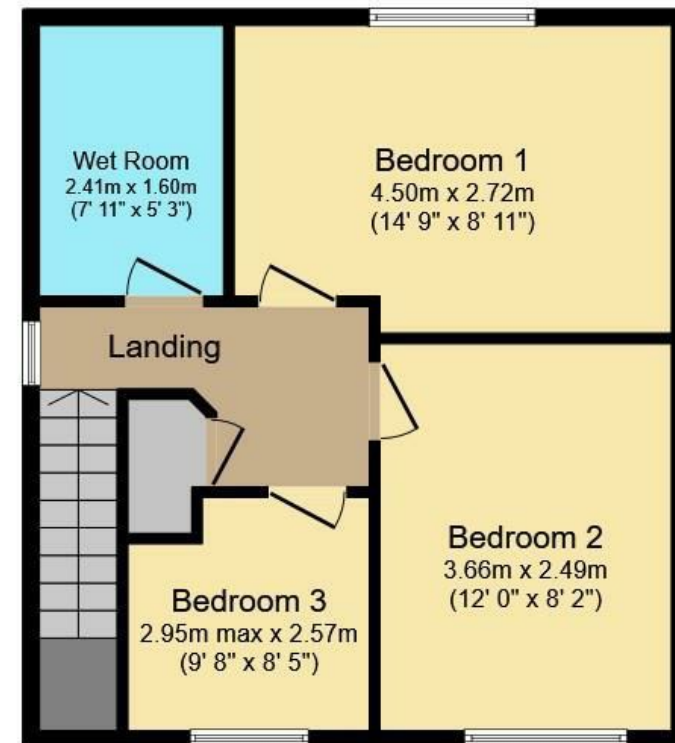


2 Vine Cottages, Hampton Lucy, Warwick, CV35 8BD



Ground Floor

Floor area 59.8 sq.m. (644 sq.ft.)

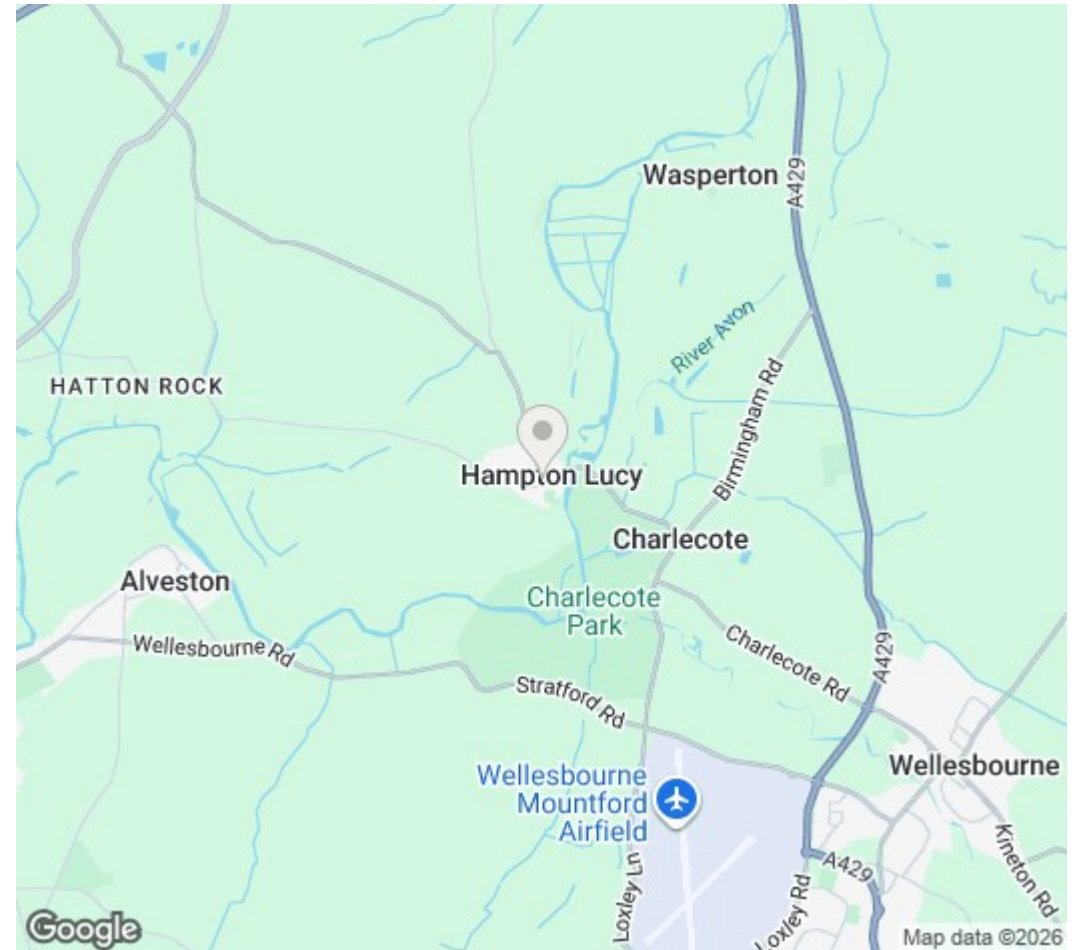


First Floor

Floor area 45.0 sq.m. (484 sq.ft.)

Total floor area: 104.8 sq.m. (1,128 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



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.

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

