

Peter Clarke



3 Huntington Court, Wellesbourne, CV35 9RF

- No chain
- Centrally located to village amenities
- Living room
- Dining room - snug - office
- Conservatory
- Utility room
- Three bedrooms
- Ensuite, family bathroom and downstairs cloakroom
- Landscaped rear garden
- Garage and off road parking



Asking Price £425,000

#### ACCOMMODATION

Entry through the front door into entrance hallway laid with Karndean floor, stairs rising to first floor and door into cloakroom fitted with wc, wash hand basin, wall mounted radiator and obscure window to the front. The living room having windows to the front and side aspects, two wall mounted radiators, gas fire with surround and doors into the conservatory. Electric wall mounted heater, underfloor heating, windows to side and rear, double doors to the garden and ceiling fan. From the hallway into the dining room with window to the front and wall mounted radiator. The kitchen is fitted with a range of wall and base units with worktop over, inset sink and drainer, integrated eye-level oven and grill, gas hob and extractor, dishwasher, American Fridge freezer, under stairs storage with shelving, wall mounted radiator and boiler. Door into the utility room fitted with wall and base units, washing machine, wall mounted radiator, window to rear and door into the rear garden.

Stairs from the entrance hall rising to the first floor landing with window to rear aspect, access to loft space and cupboard housing water tank. The primary bedroom has double aspect windows to the rear and side, wall mounted radiator, fitted wardrobes and fitted chest of drawers, door into ensuite wet room with shower, wc, wash hand basin, obscured window to the front, extractor fan, wall light with shaver point. Bedroom two has window to front and wall mounted radiator. Bedroom three has window to rear and wall mounted radiator. The family bathroom suite consists of bath with shower over, wc, wash hand basin, obscured window to front, extractor and shaver point.

#### OUTSIDE

The property offers front gravelled garden with walled boundary and access from the side via a gate. The rear garden has timber and walled boundary, paved throughout and mature planted borders. Door into the garage which offers power and light, tumble drier, a range of shelving and up and over electric door to the front. Off road parking in 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.

**CHARGES:** We have been advised that there is an annual service charge of £300. 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.

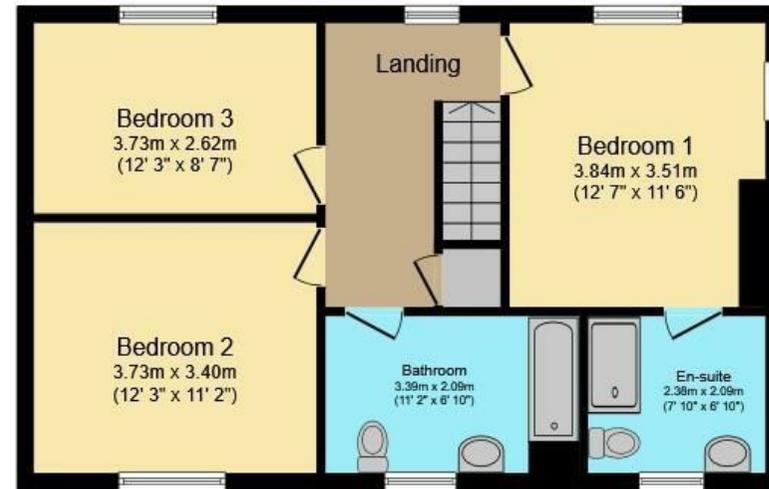
**VIEWING:** By Prior Appointment with the selling agent.



### 3 Huntington Court, Lowes Lane, Warwick, CV35 9RF



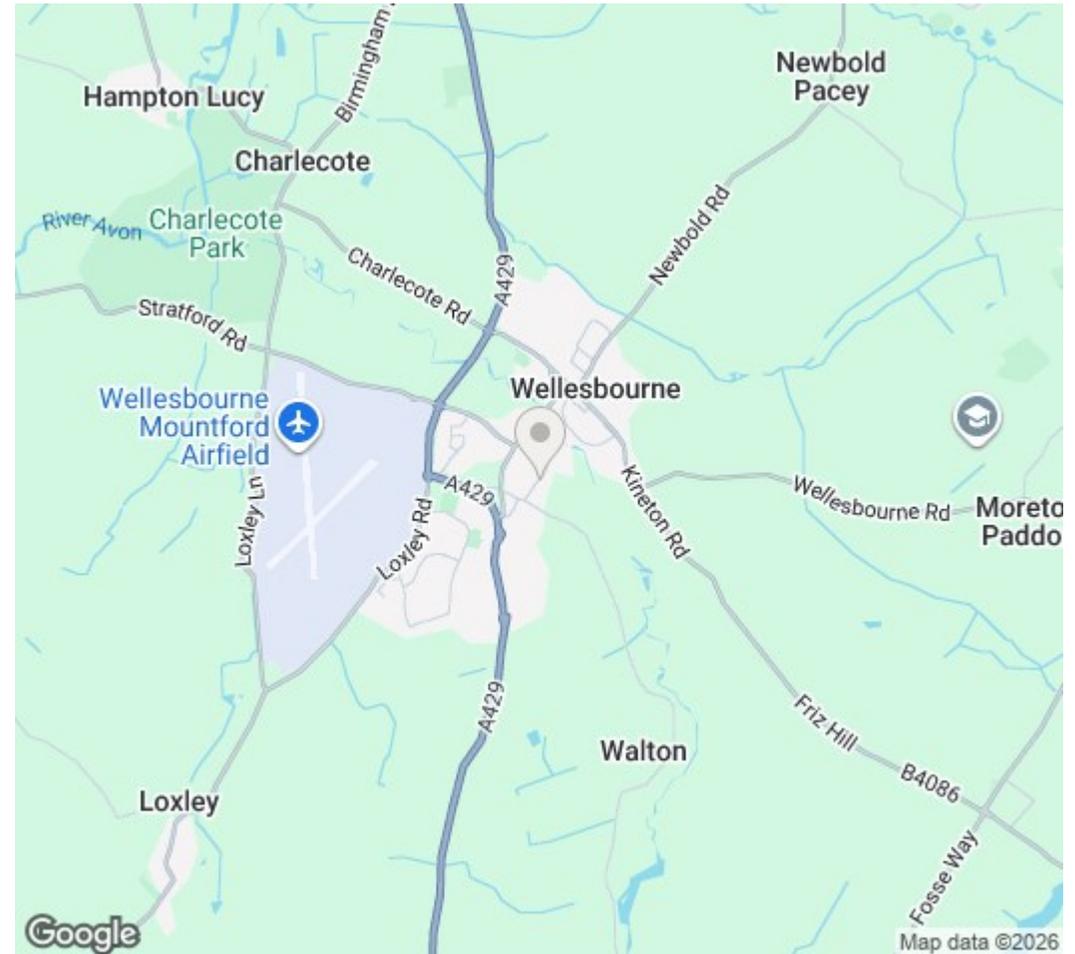
**Ground Floor**  
Floor area 70.6 sq.m. (760 sq.ft.)



**First Floor**  
Floor area 58.3 sq.m. (627 sq.ft.)

**Total floor area: 128.9 sq.m. (1,387 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)



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serving South Warwickshire & North Cotswolds

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