

Peter Clarke



7 Ash Tree Close, Wellesbourne, Warwick, CV35 9SA



- Presented To A High Specification
- Centrally Located To Amenities
- Semi Detached House
- Living Room Through Dining Room
- Modern Kitchen & Bathroom
- Three Bedrooms
- Enclosed Rear Garden
- Driveway For Multiple Cars & Carport
- Cul-De-Sac Location
- VIDEO TOUR - take a look at the views.



£335,000

#### ACCOMMODATION

Sliding door into lobby area with further door with side panel into the entrance hallway. Wall mounted radiator and stairs rising to first floor with understairs storage with light. The living room with large window to front aspect and central fireplace housing log burner. Wall mounted radiators and archway through to dining room with door directly out into the rear garden. The modern kitchen is located off the entrance hall and is fitted with a range of wall and base units to include spice rack, and integrated cupboard for the bin and wide pan and cutlery drawers. Having worktop over, inset sink and drainer with window overlooking rear aspect. Integrated dishwasher, integrated under counter fridge and freezer, oven, induction hob with extractor fan above. Space for washing machine. Cupboard housing the wall mounted boiler. Serving hatch through to dining room. Door leading out to the rear garden. The first floor landing offers window to side aspect, hatch with ladder to part boarded loft space and has light. Bedroom one has window to front aspect and wall mounted radiator. Bedroom two also offers a large window which overlooks the rear garden and fields. Bedroom three offers storage over bulkhead of stairs, wall mounted radiator and window to front aspect. The modern bathroom fitted with 'P' shaped bath with rainfall shower above and glass screen. Vanity wash basin and wc. Obscure window to rear, heated towel rail and light up mirror.

#### OUTSIDE

#### PARKING

The carport door is side hung, which is approached by resin driveway with additional gravelled parking.

#### REAR GARDEN

The rear garden is southerly eastern facing which boasts views over open fields. The garden offers patio area running the width of the house and to the carport with the remainder laid to lawn. Outside water tap and light.

#### 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.



## Ash Tree Close

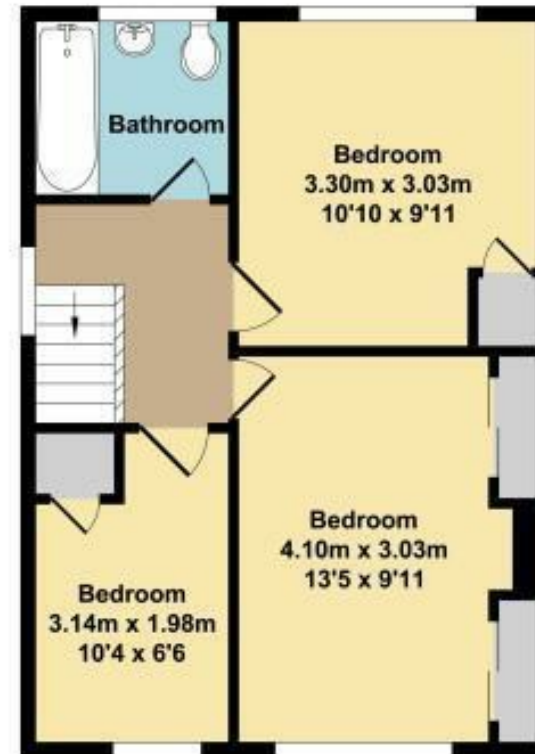
Total Approx. Floor Area 74.50 Sq.M. (802 Sq.Ft.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

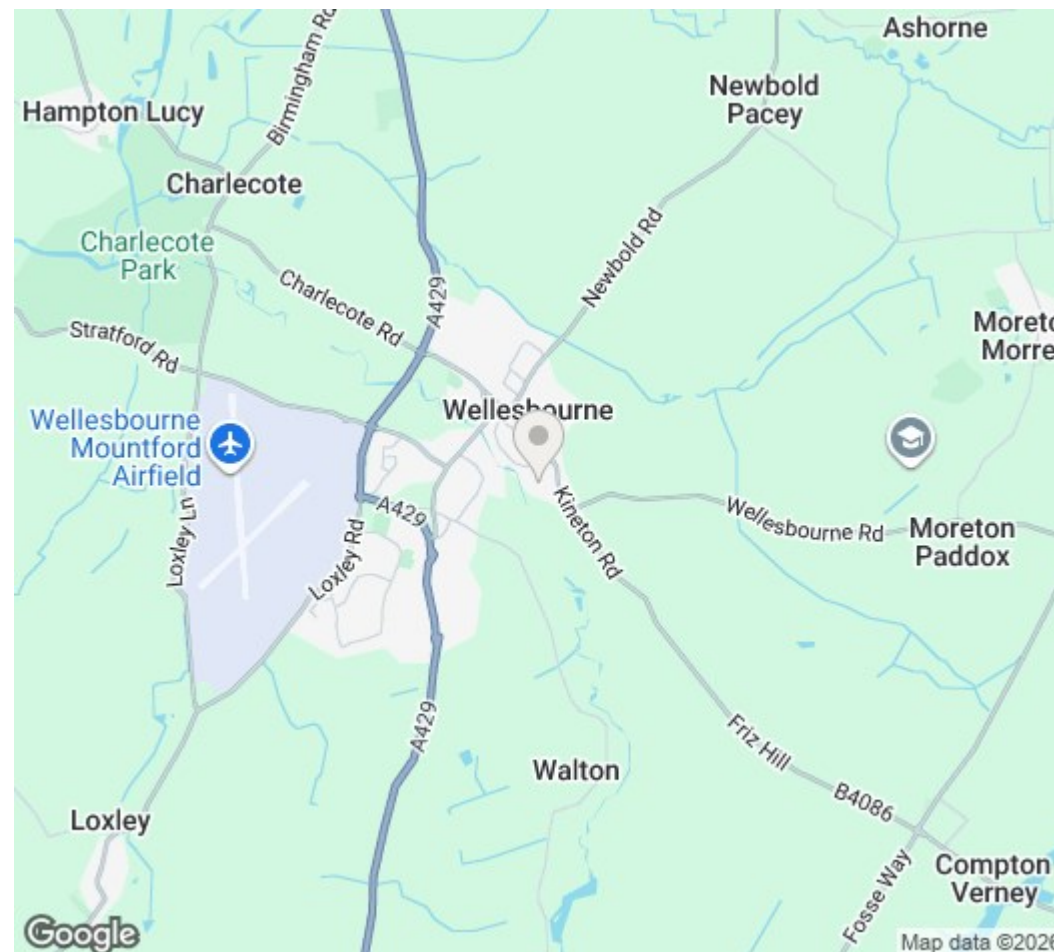


Ground Floor  
Approx. Floor  
Area 37.25 Sq.M.  
(401 Sq.Ft.)



First Floor  
Approx. Floor  
Area 37.25 Sq.M.  
(401 Sq.Ft.)





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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