16 Valletta Way, Wellesbourne, Warwick, CV35 9TB

- Semi detached accommodation
- Living - dining room opening out onto the rear garden
- Kitchen
- Two bedrooms
- Off road parking
- Close to local amenities, shops and pubs
- Immaculate shower room
- Dovehouse residential area
- Within easy access to motorway and commuter networks

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Offers Over £270,000

ACCOMODATION

The property is entered via the front door into a welcoming entrance hall, with a wall mounted radiator and stairs rising to the first floor.
The kitchen overlooks the front aspect and is fitted with a range of wall and base units with work surfaces over. Integrated appliances include a washing machine, dishwasher, oven with induction hob and extractor hood above, while there is also a sink with drainer, wall mounted boiler, built in wine rack and space for a freestanding fridge-freezer.
To the rear of the property, the spacious lounge-dining room provides ample space for both seating and dining furniture. A window and glazed doors overlook and provide access to the rear garden, while a useful understairs storage cupboard offers additional practicality.
The first floor landing provides access to the loft space which has partial boarding and offers ample storage space. Bedroom One enjoys views over the rear garden and benefits from a built in storage cupboard and wall mounted radiator. Bedroom Two overlooks the front aspect and also features a wall mounted radiator. The recently refurbished shower room is fitted with a contemporary white suite comprising a wc, wash hand basin set within a vanity unit, and a walk in shower with rainfall shower head and separate handheld attachment. Additional features include an obscured side window, heated towel rail, illuminated mirror, recessed spotlights and an extractor fan.

OUTSIDE

To the front is a driveway allowing parking for two vehicles. To the rear is a larger than average rear garden with planted borders, shed, patio and the remainder laid to lawn. With side access leading onto driveway via stable gate.

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. Listed: No | Broadband: Ultrafast available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 67% O2 (Checked Ofcom Jun26)

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 C.

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

VIEWING: By Prior Appointment with the selling agent.

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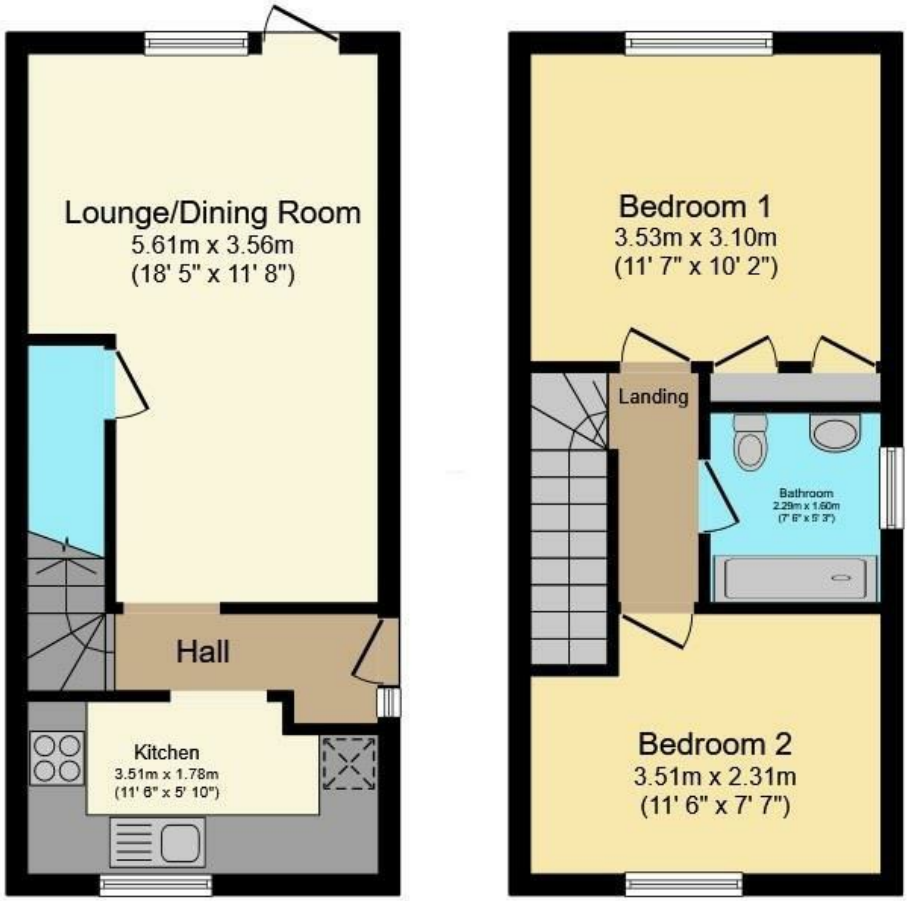
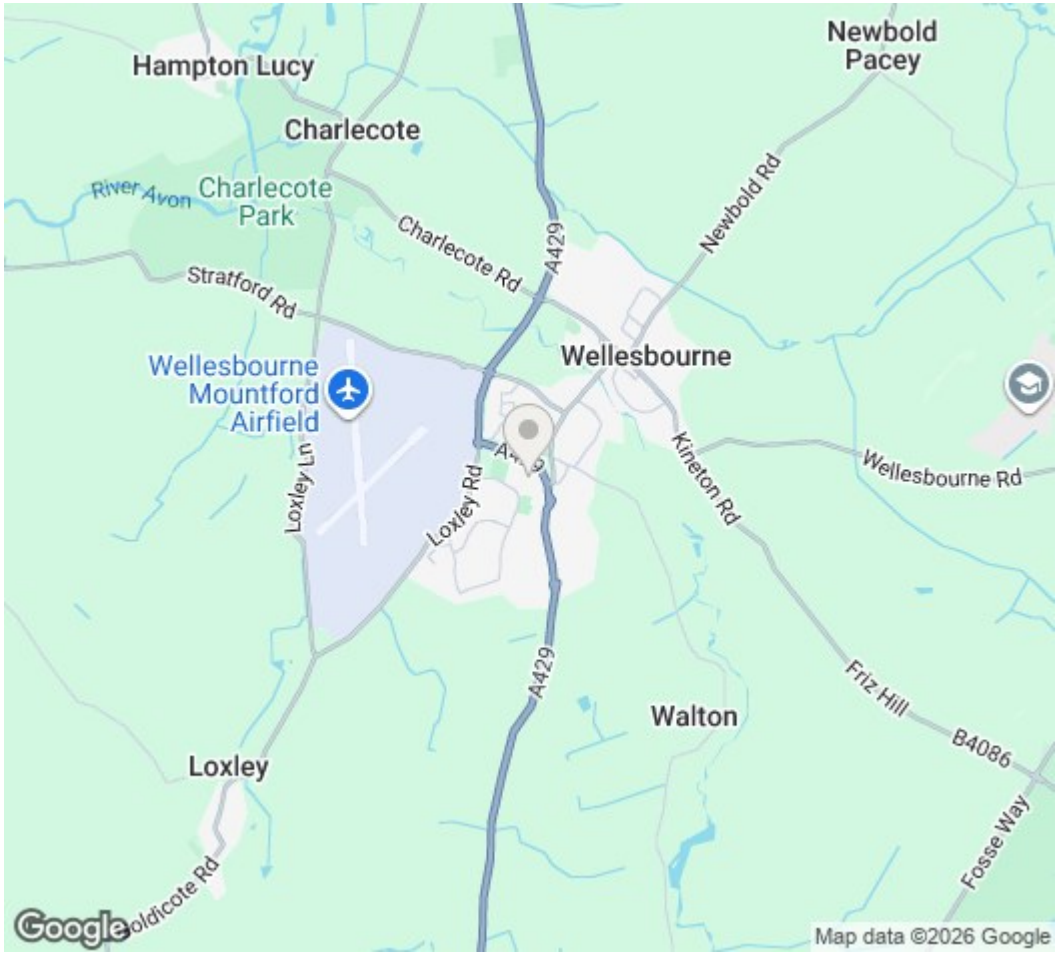


Ground Floor First Floor

Total floor area: 60.4 sq.m. (649.8 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



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Peter Clarke
Winkworth