

Peter Clarke

IN ASSOCIATION WITH

Winkworth



28 Westfield Crescent, Wellesbourne, Warwick, Warwickshire, CV35 9RP

- Semi detached accommodation
- Bright and spacious living room
- Kitchen-diner opening out onto the rear garden
- Useful utility area providing additional storage and laundry space
- Garage and ample off road parking
- Within easy reach of local amenities
- Three bedrooms
- Bathroom
- Enclosed rear garden
- EPC Rating C



£335,000

ACCOMODATION

Front door leading into entrance hallway which offers stairs rising to the first floor. The living room has window to the front, wall mounted radiator and fire place surround. The kitchen-diner offers a range of wall and base units with worktop over, one and a half bowl sink and drainer, cooker, patio doors to rear garden, window overlooking the garden and useful under stairs storage cupboard. The utility room has base units, inset sink and drainer, space for washing machine, space for dryer, door to the rear garden and window overlooking garden. Door into the garage. The first floor landing has access to loft space, airing cupboard housing tank and window to side aspect. Bedroom One has window to the front aspect, wall mounted radiator and built in wardrobes. Bedroom Two has window to the rear, wall mounted radiator and built in cupboard. Bedroom Three has window to front aspect, wall mounted radiator with cupboard built over stairs bulkhead, which houses boiler. The bathroom is fitted with a white suite comprising of bath with electric shower above, low level wc, wash hand basin and obscure window to rear aspect.

OUTSIDE AND PARKING

To the front of the property a generous paved and stone chipped driveway provides off road parking for multiple vehicles and leads to the garage, which is fitted with an electric roller door for added convenience and security. The rear garden is fully enclosed with timber boundary. A paved patio area provides the perfect spot for outdoor dining, with the remainder laid to lawn with raised planting beds. A garden shed provides useful additional storage.

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)

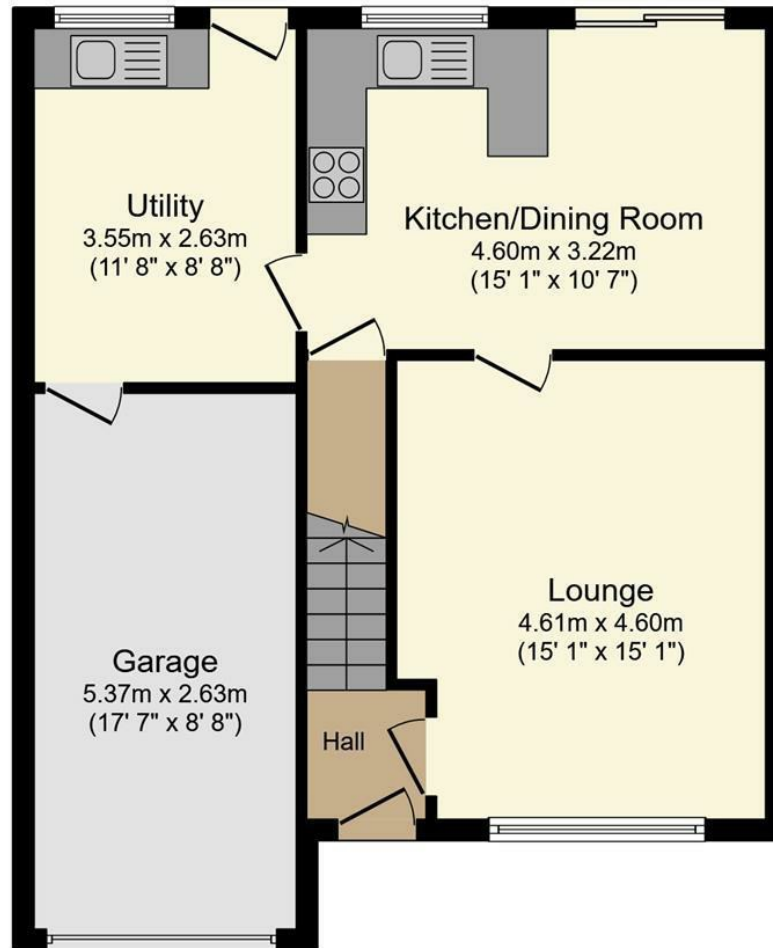
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

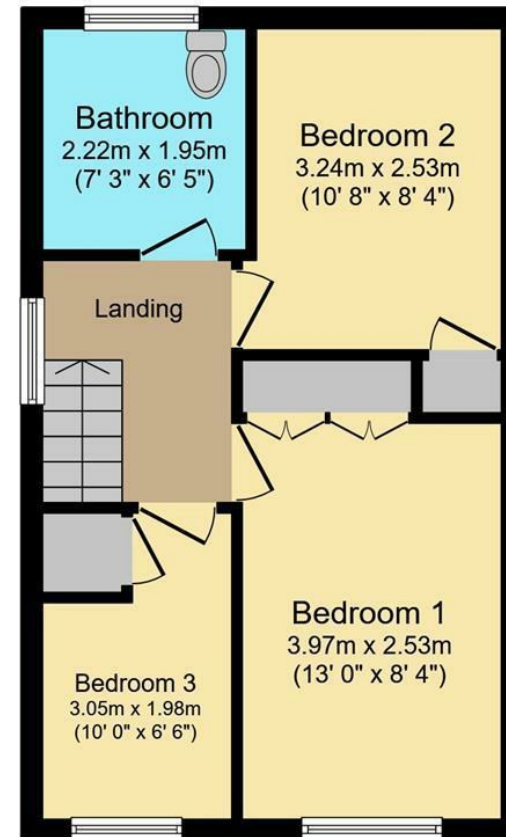
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.





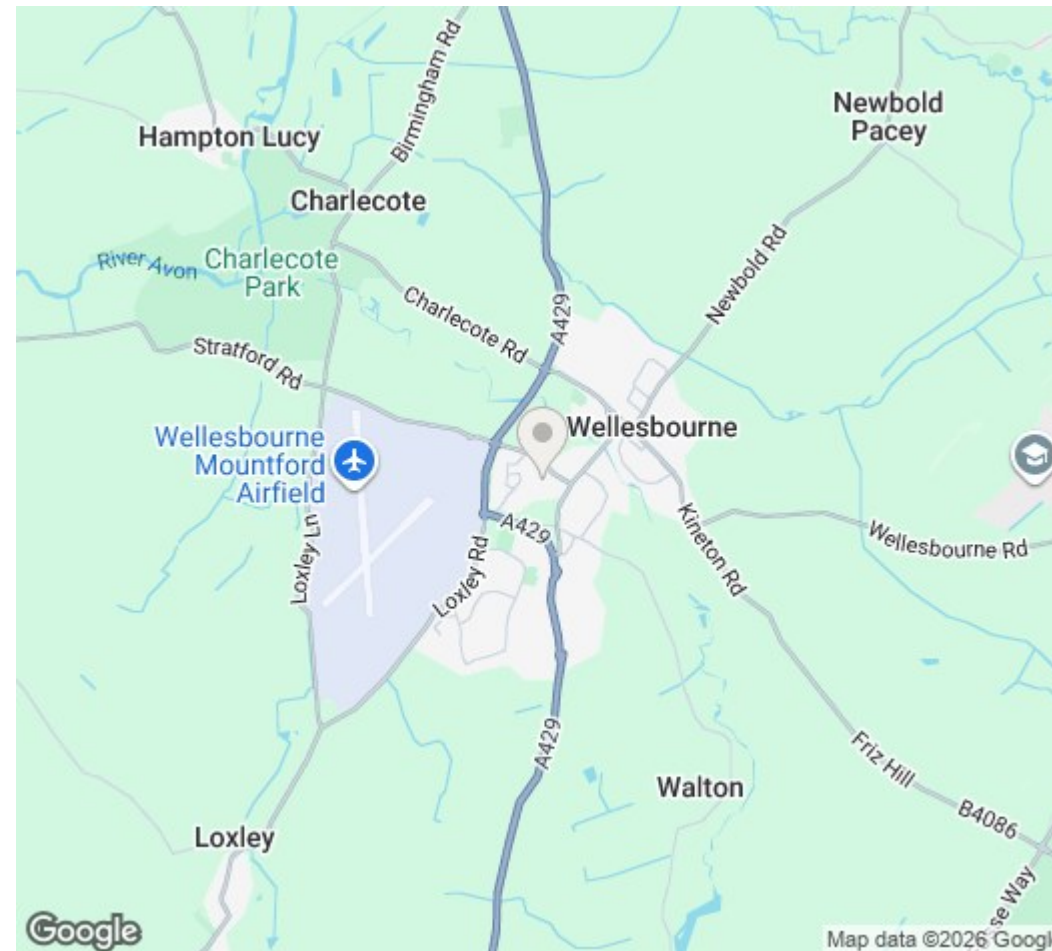
Ground Floor



First Floor

Total floor area 97.4 sq.m. (1,048 sq.ft.) approx

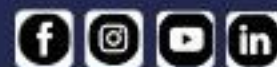
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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

AN ASSOCIATE OF

Winkworth