11 Whitworth Close, Wellesbourne, Warwick, CV35 9NQ

- No onward chain
- Living room
- Dining room
- Kitchen
- Three double bedrooms
- Ensuite shower room
- Family bathroom
- Garage and driveway
- Rear garden
- EPC rating D

3 2 2

£385,000

ACCOMMODATION
Inner hallway with door into cloakroom fitted with wc, wash hand basin and obscure window to front. The dining room with understairs recess, wall mounted radiator and bow window to the front. Door into the living room with feature fireplace with wooden mantle. Wall mounted radiator and sliding patio doors out into the garden. The kitchen is fitted with a range of wall and base units with worktop over. Inset stainless steel sink and drainer with window overlooking rear garden. Fitted oven and hob. Space for under counter fridge and space for washing machine. Cupboard housing wall mounted boiler, tiled floor and door to the side. The first floor landing has door to spacious cupboard and access to loft space. Bedroom one offers built in wardrobe, window to front aspect and wall mounted radiator. Door into ensuite fitted with shower enclosure and vanity basin. Bedroom two is a generous double bedroom with built in wardrobe, wall mounted radiator and window to rear aspect. Bedroom three with wall mounted radiator and window to front aspect. The bathroom is fitted with a suite comprising of wc, basin and bath with shower attachments. Two obscure windows.

OUTSIDE
The rear garden is enclosed by timber boundary. Landscaped for ease of maintenance with paving and chippings with planted borders. The front garden is lawned with planted borders. Picket style fencing to one side and side gate to paved side entrance.

PARKING
The garage with up and over door to front with power and light. Driveway to the front of the property.

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.

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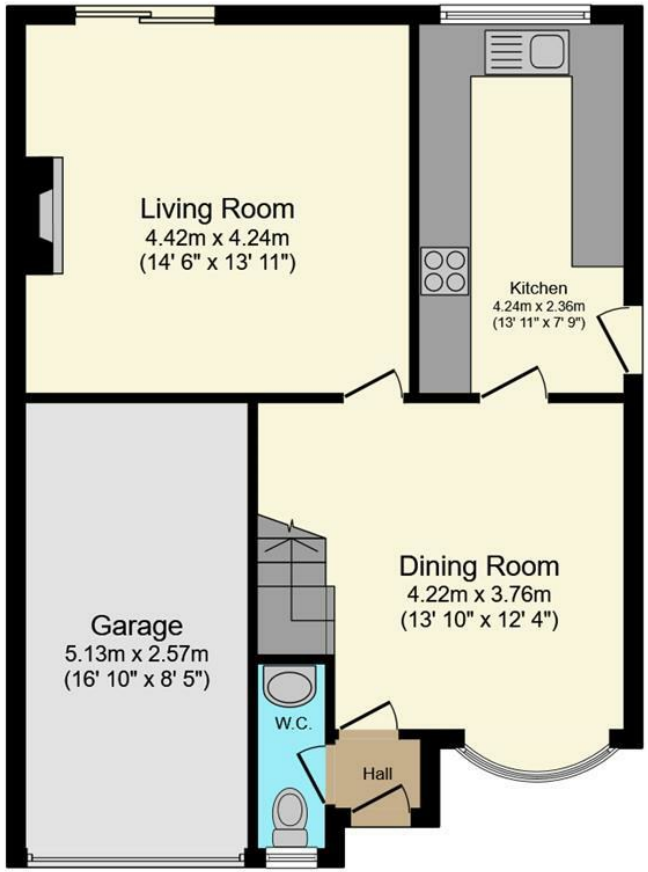
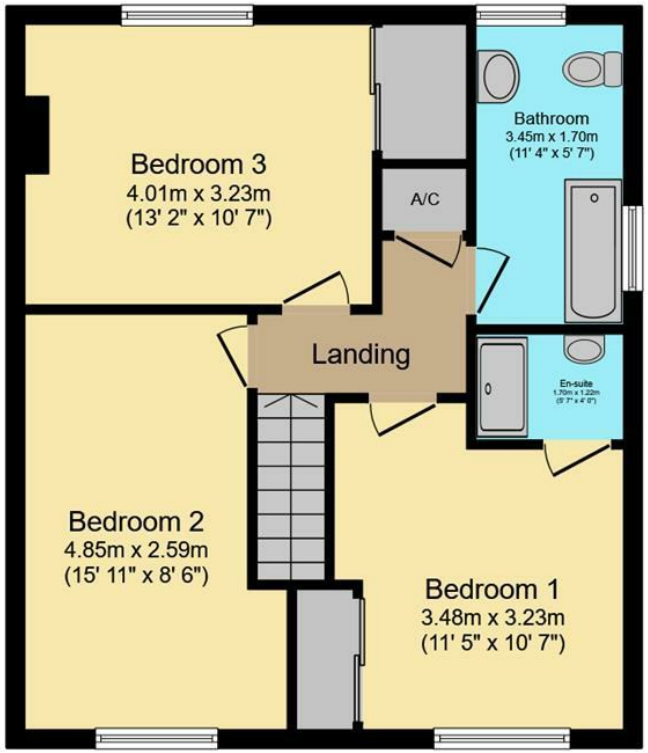


Ground Floor

Floor area 62.1 sq.m. (668 sq.ft.)

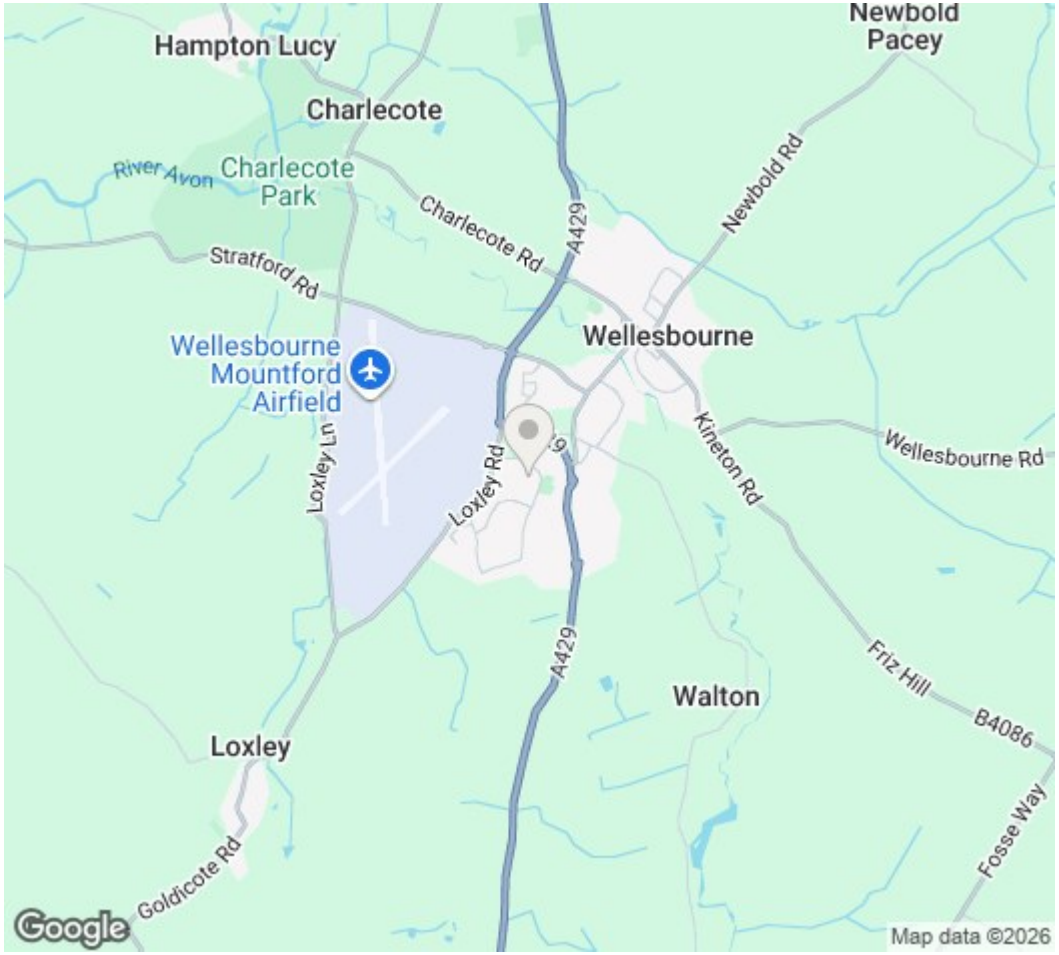


First Floor

Floor area 55.7 sq.m. (600 sq.ft.)

Total floor area: 117.8 sq.m. (1,268 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.