44 Frost Road, Wellesbourne, Warwick, CV35 9UF

- Well Presented Throughout
- Spacious Living Room
- Kitchen
- Extended Dining Area
- Two Bedrooms
- Low Maintenance Rear Garden
- Garage and Parking Space

2 1 1

£265,000

ACCOMMODATION
Front door into porchway and door through to the living room, central fireplace with decorative hearth. Wall mounted radiator, stairs rising to first floor and windows to front aspect. Door into the kitchen opens into a modern fitted kitchen fitted with a range of wall and base units with worktop over, inset sink and drainer. Integrated appliances to include oven with induction hob and extractor above, fridge-freezer and dishwasher. Space for a washing machine. Opening to the extended dining area with patio doors to the garden, sky lights to ceiling and wall mounted radiator. The first floor landing has doors to all bedrooms. Bedroom one offers windows to the front, wall mounted radiator and access to loft space. Bedroom two offers window to the rear aspect and wall mounted radiator. The bathroom is fitted with a suite comprising of wc, wash hand basin, bath with a shower over, extractor fan, radiator and an window to the rear elevation.

OUTSIDE
A low maintenance rear garden split over two levels, upper level laid to decking and lower level laid to patio. Access to the rear via a gate.

PARKING
Having garage with up and over door to the front, power and lighting. Allocated parking in front.

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.

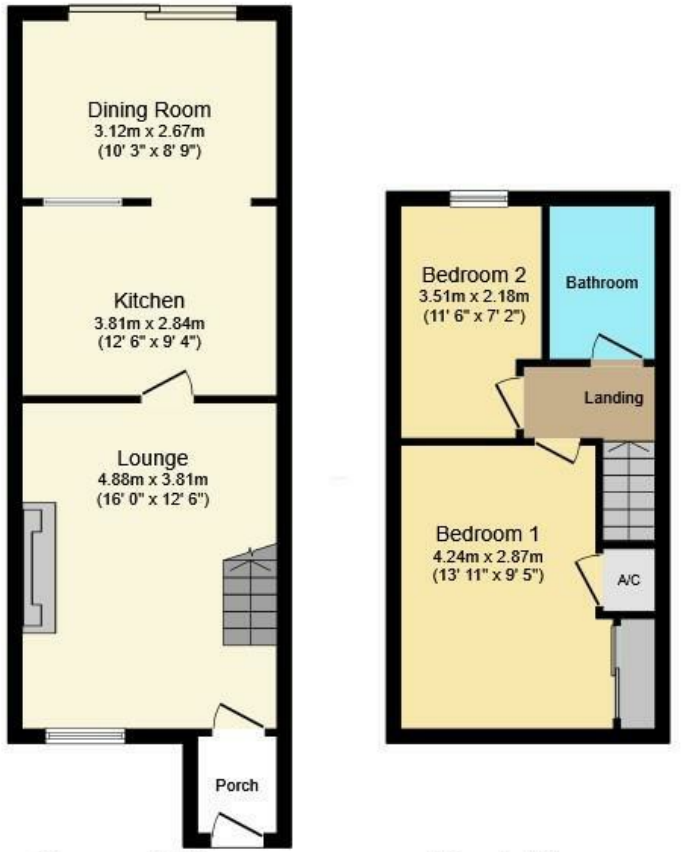
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

44 Frost Road, Wellesbourne, Warwick, CV35 9UF



Ground Floor

Floor area 40.3 sq.m. (434 sq.ft.)

First Floor

Floor area 29.8 sq.m. (321 sq.ft.)

Total floor area: 70.1 sq.m. (755 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.

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