



Peter Clarke

9 Loxley Close, Wellesbourne, Warwick, CV35 9RU

- No Chain
- Terraced House
- Modernisation Required
- Kitchen-Diner
- Living Room
- Three Bedrooms
- Bathroom
- Enclosed Rear Garden
- Garage Enbloc
- EPC G



£225,000

ACCOMMODATION

Front elevation to front door made from obscured glass, leading into porch area. Entering into the kitchen-diner, you are met with a range of wall and base units, breakfast bar, two windows to the front aspect, sink and drainer, space for cooker, space for dining table and door into handy utility area/pantry which is currently housing the warm air heating system. Living room comprises of brick fire surround, window to the rear and obscured glass door into the back garden. Stairs rising to first floor landing. Bedroom one comprising of built in storage and window to rear aspect. Bedroom two offering built in storage and window to the front aspect and bedroom three offering further built in storage with window to rear aspect. Family bathroom offers wc, wash hand basin, bath with shower over and obscured window to front aspect.

OUTSIDE

The front of the property offers large front lawn and pathway to front door. There is also a garage enblock with up and over door. The rear garden is mostly laid to lawn with a patio area, small pond and a gate into rear alleyway.

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 electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Warm air heating.

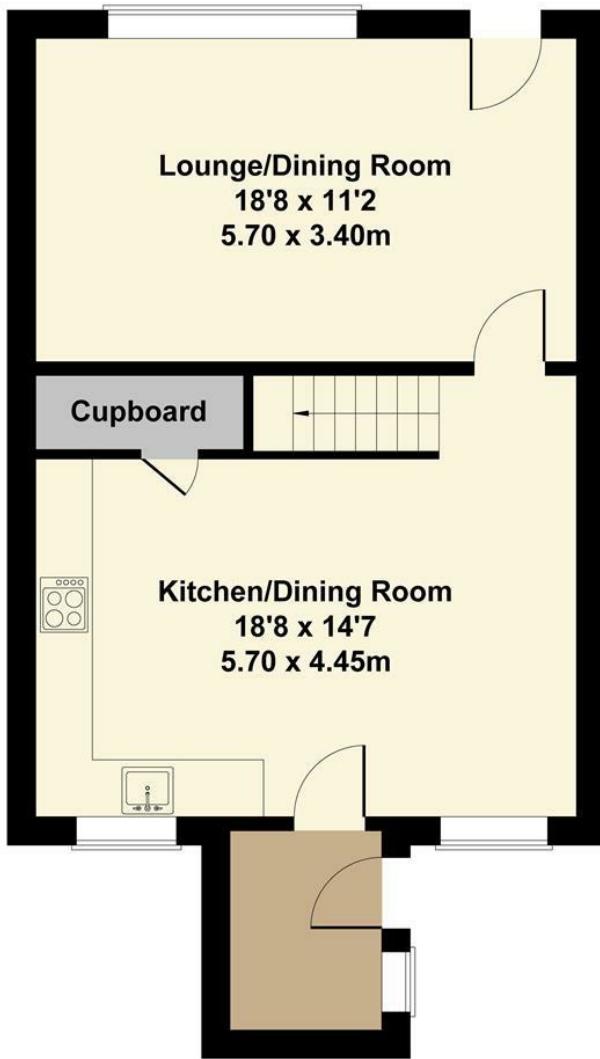
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

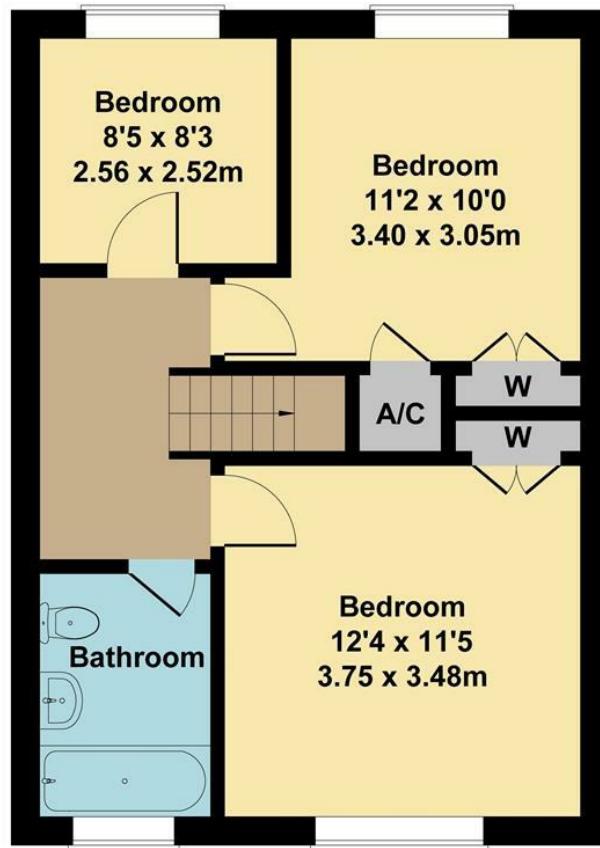
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: G. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



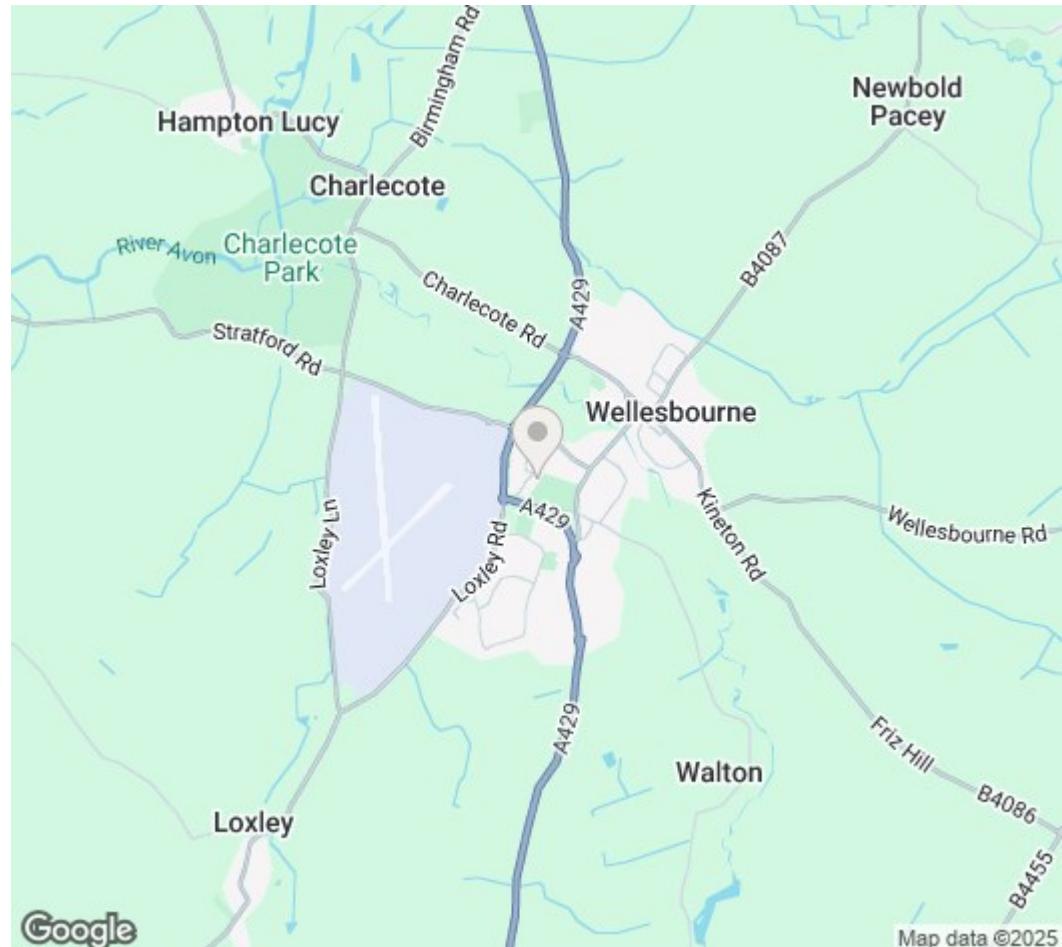


GROUND FLOOR



FIRST FLOOR

Approximate Gross Internal Area = 98 sq m / 1055 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 or 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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