

Peter Clarke



11 Anderton Avenue, Wellesbourne, Warwick, Warwickshire, CV35 9UQ

- Modern estate setting
- Detached family home
- Lounge
- Breakfast/dining kitchen
- Second floor principle bedroom suite
- Three further bedrooms
- Family bathroom and two en suites
- Enclosed rear garden
- Tandem parking and garage



£395,000

Situated on the fringe of the popular Warwickshire village of Wellesbourne, within the heart of this modern development, stands this well presented and well positioned detached plot, which requires immediate inspection to fully appreciate. The development has easy access to all local amenities to the village and popular transport links, whilst the M40 motorway corridor is within easy reach. The property currently benefits from potentially 'NO CHAIN'.

ACCOMMODATION

This modern superb village home sits back behind a well tended fore garden being mainly laid to lawn with pathway leading to main entrance. Welcoming entrance hallway leading in to delightful lounge overlooking open area to front. Door to Kitchen having wall and floor units with work surface incorporating four ring gas hob with oven, fridge freezer, dishwasher, built in washing machine. Utility having wall mounted units, boiler and space to one side for dryer. Benefiting from downstairs WC. On the first floor, there are three bedrooms, bathroom and en suite. Further access via staircase to second floor having main bedroom and en suite. Outside is an enclosed rear garden and patio area. Garage having up and over door, power and lighting.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. We are advised by the current owners that there is an annual estate management charge of £117.30.

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 E.

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

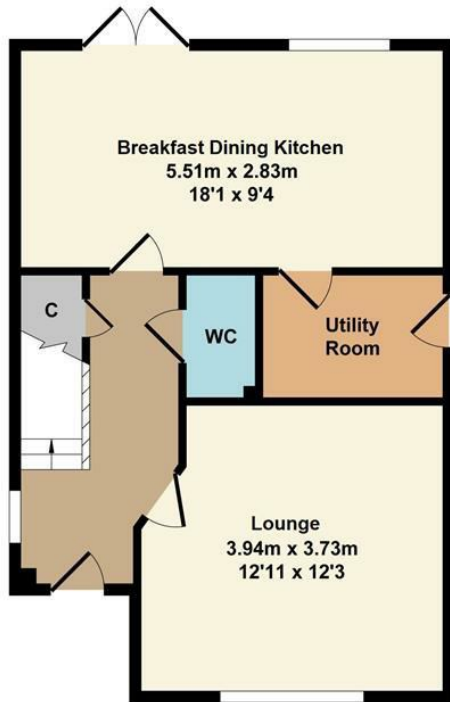
VIEWING: By Prior Appointment with the selling agent.



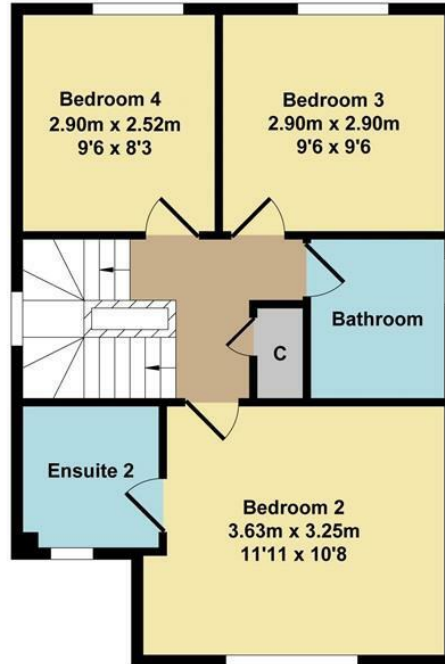
Anderton Avenue, Wellesbourne

Total Approx. Floor Area 110.90 Sq.M. (1195 Sq.Ft.)

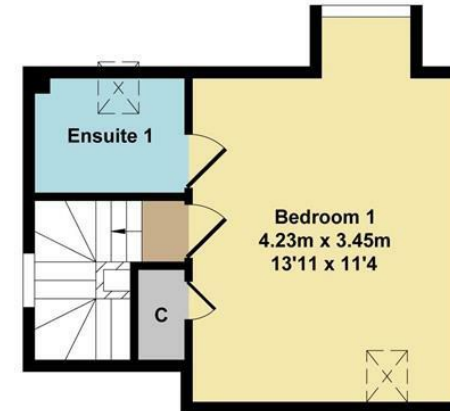
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor Area 43.90 Sq.M.
(473 Sq.Ft.)

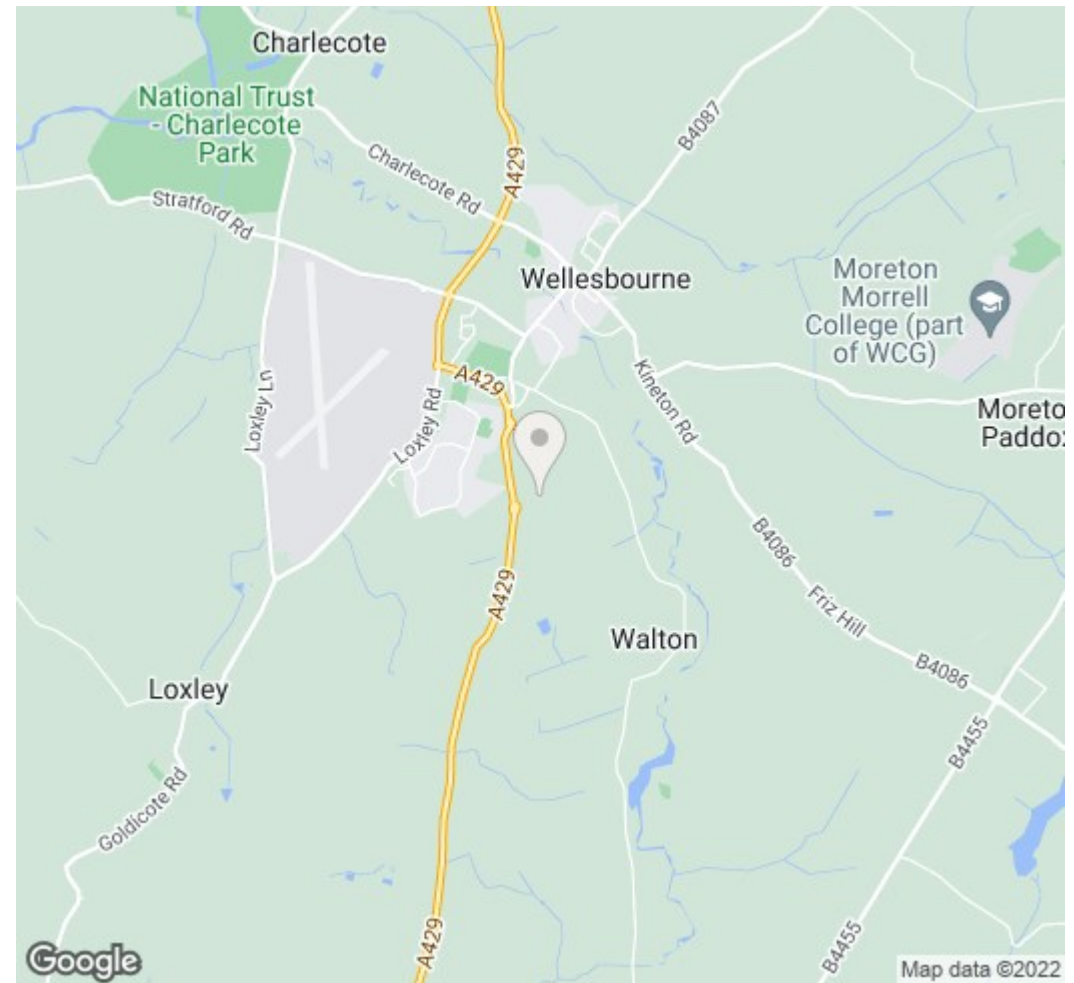


First Floor
Approx. Floor Area 43.90 Sq.M.
(473 Sq.Ft.)



Second Floor
Approx. Floor Area 23.10 Sq.M.
(249 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 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.

Six multi-award winning offices
serving South Warwickshire & North Cotswolds

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