

Peter Clarke

Peter Clarke  
**FOR SALE**  
01789 841114  
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13 Cherry Orchard, Wellesbourne, Warwick, Warwickshire, CV35 9NB



- Traditional mid terraced property
- Living/ dining room
- Fitted galley kitchen
- Two bedrooms
- Bathroom
- Enclosed rear garden with out building storage
- Central village location
- 'NO UPWARD CHAIN'



£212,500

Located within a convenient central village setting close to local amenities, stands this mid terraced starter home or investment property with great rental potential, which has been well maintained throughout. The property has a traditional cozy feel with traditional features, whilst offering a small enclosed rear courtyard garden and street parking immediately to the front of the property and benefits from 'NO CHAIN',

#### ACCOMMODATION

The property is accessed from the pedestrian pathway into a cozy through-living/ dining room with feature fireplace and traditional exposed surface beams. Immediate access to a galley style kitchen with access to the rear garden. The first floor offers main bedroom with second bedroom/study and bathroom with white suite. Outside, having lawned garden area with access to a brick built store.

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

#### 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 BANDING

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

#### CURRENT EPC RATING

... A full copy of the EPC is available at the office if required.

#### VIEWING ARRANGEMENTS

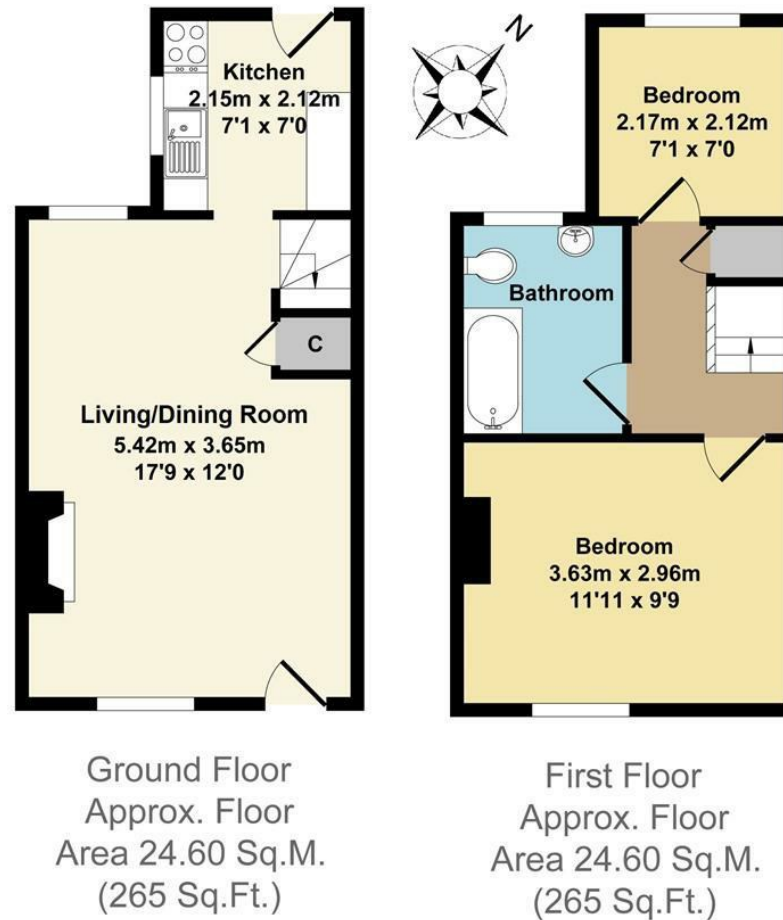
By Prior Appointment with the Agents.

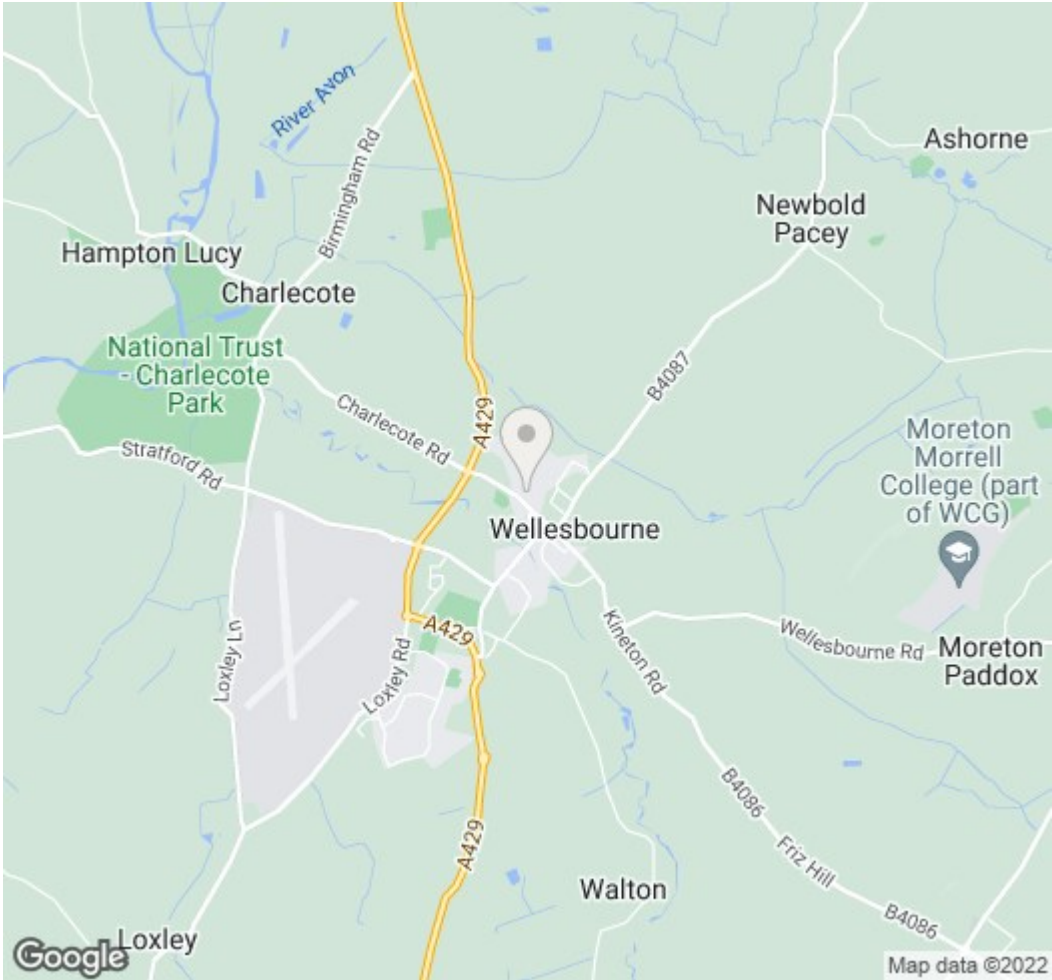
REGULATED BY RICS



Cherry Orchard, Wellesbourne, CV35 9NB  
Total Approx. Floor Area 49.20 Sq.M. (530 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.





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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