

Peter Clarke



19 Waterloo Close, Wellesbourne, Warwick, Warwickshire, CV35 9JG

- Well presented semi detached house
- Cul-de-sac setting
- Generous corner plot
- Through living-dining room
- Kitchen overlooking rear garden
- Downstairs cloakroom with shower and upstairs bathroom
- Generous sized garage
- Enclosed rear garden and side plot
- Driveway
- EPC Rating C



£330,000

A well appointed semi detached property located within a pleasant cul-de-sac in the popular Dovehouse residential area. Boasting a superbly fitted kitchen, well proportioned through living - dining room, three bedrooms, generous sized garage and positioned on a well tended corner plot. Immediate viewing is highly recommended.

ACCOMMODATION

Entry through front door into entrance hallway leading into through lounge diner offering French doors to the rear garden, window to the front aspect and electric fireplace. The kitchen offers a range of wall mounted and base units with worktop over, inset sink and drainer, integrated dishwasher, washing machine and microwave oven. Four burner gas hob, oven and window to rear. Spacious understairs cupboard with space for fridge freezer. Inner hallway with personnel door to side, cloakroom and garage. Cloakroom comprises of wc, obscured window to the side, shower cubicle and basin. Stairs to first floor landing with access to airing cupboard. Bedroom one offers window to the front aspect and a range of fitted wardrobes. Bedroom two has window to rear aspect and bedroom three has fitted wardrobe and window to front aspect.

OUTSIDE

The rear garden has patio with the remainder laid to lawn. Side access to the front of the property via gate. Shed. To the front there is parking for multiple vehicles and additional lawned area to the side. The garage is wider than average with roller shutter door at the front of the driveway, power, light and loft space.

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.



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