

Peter Clarke

IN ASSOCIATION WITH

Winkworth



15 Cherry Orchard, Wellesbourne, Warwick, CV35 9NB

- Two Bedrooms
- Close To Local Amenities
- Private Rear Garden
- Ideal First Time Buyer Or Investment
- Central Village Location
- No Onwards Chain
- EPC Rating: D.



£235,000

A charming property set in the heart of the village Wellesbourne. Offering two bedrooms, bathroom, living room with log burner, kitchen and private rear garden. Offering NO ONWARDS CHAIN.

#### ACCOMMODATION

Entry through the front door into the welcoming living room, fitted with log burner, dual aspect windows to the front and rear, two wall mounted radiators, storage cupboard, under stairs storage cupboard and stairs rising to the first floor. The kitchen offers a range of wall and base units, window to the side, wall mounted boiler, sink and drainer, oven, hob and door to the rear garden. The first floor has two bedrooms and bathroom. The primary bedroom has window to the front aspect and wall mounted radiator. Bedroom two, with window to the rear aspect and vertical wall mounted radiator. The bathroom is fitted with wc, wash hand basin, P-shaped bath with shower over, heated towel rail and obscured window to the rear.

#### OUTSIDE

The rear garden is mostly laid to lawn with shed and brick built store. To the front is on road parking.

#### 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. Listed: No | Broadband: Superfast available (Checked on Ofcom July 26) | Minimum Mobile Coverage: 67% O2 (Checked Ofcom July 26)

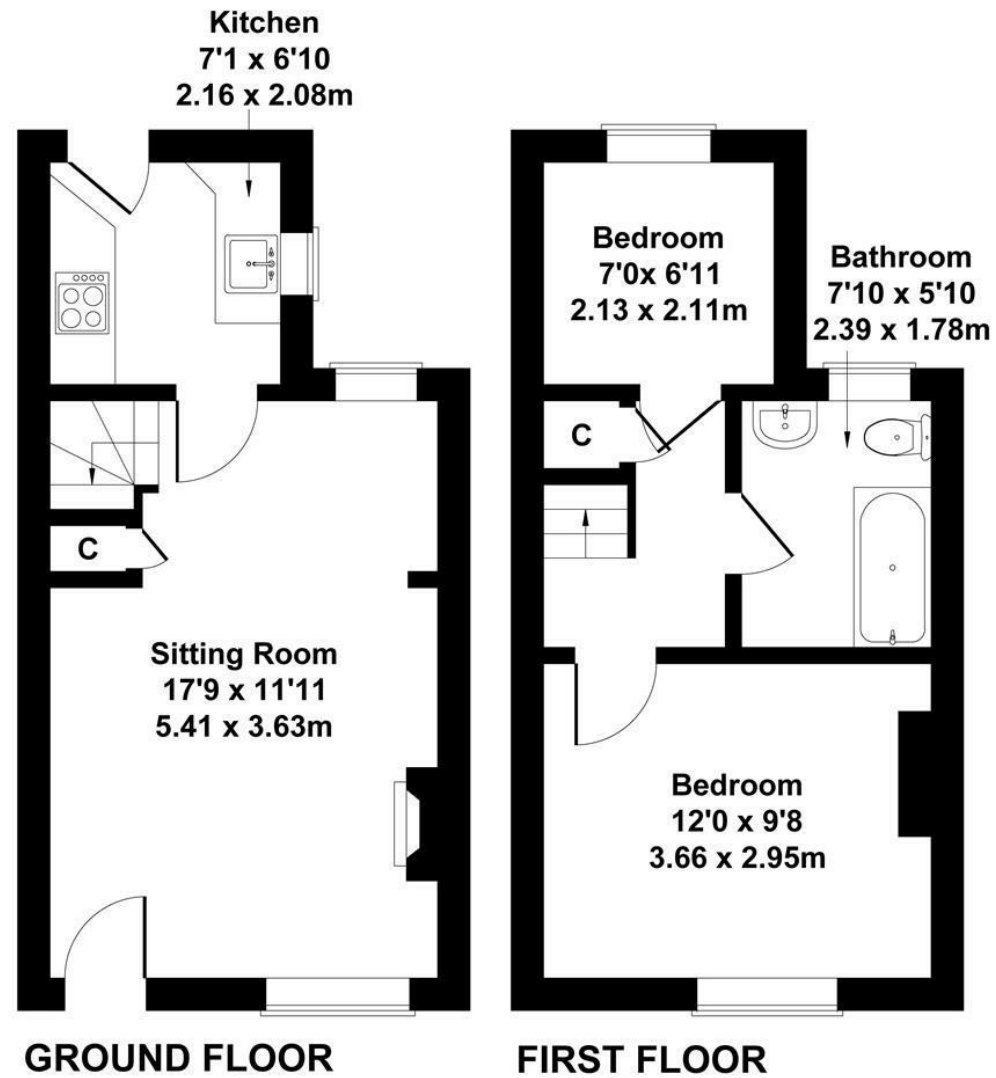
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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

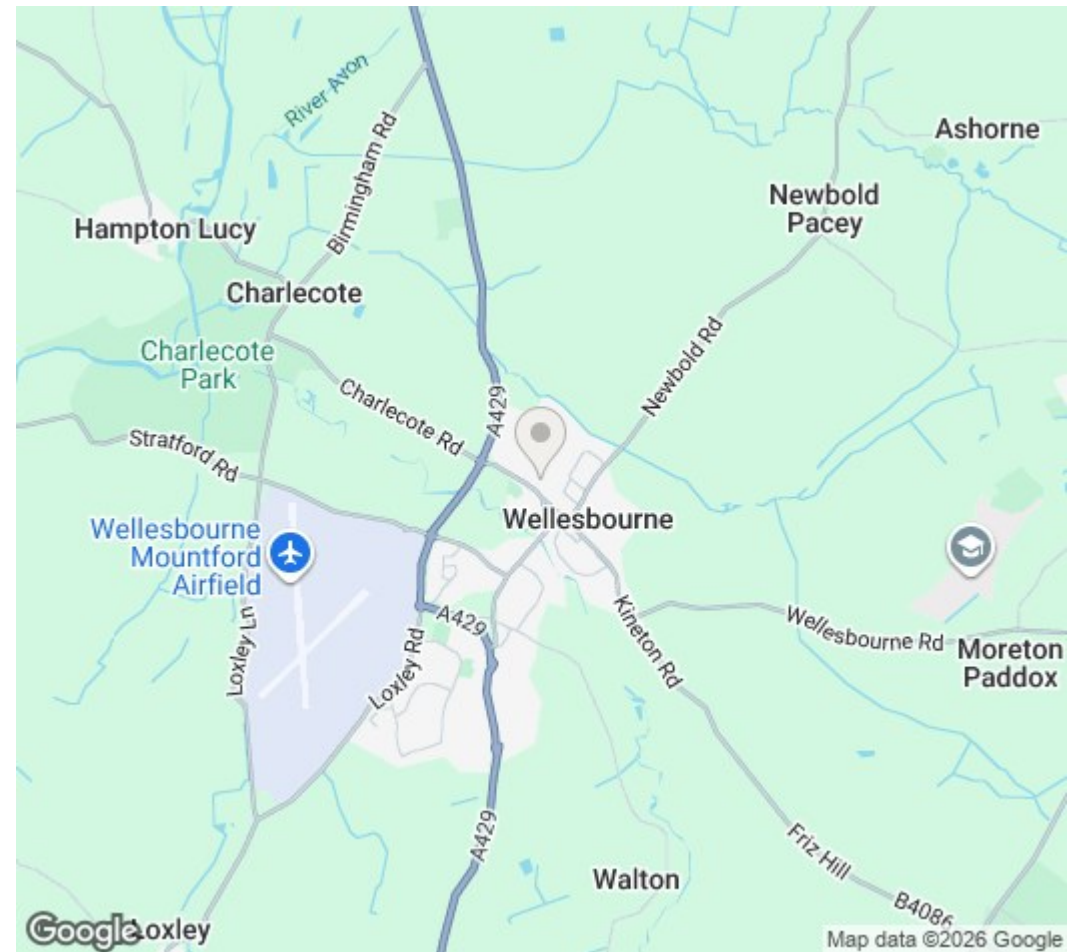
VIEWING: By Prior Appointment with the selling agent.





Approximate Gross Internal Area = 49 sq m / 527 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.



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AN ASSOCIATE OF

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