



Peter Clarke

29 Delany Avenue, Wellesbourne, Warwick, CV35 9UA

- Three Storey Accommodation
- Versatile Living
- Kitchen-Diner
- Living Room With Doors To Rear Garden
- First Floor Three Bedrooms
- Family Bathroom
- Master Bedroom With Ensuite Shower Room
- Enclosed Rear Garden
- Garage & Driveway
- EPC Rating B



Offers Over £350,000

#### ACCOMODATION

Door from the front elevation into entrance hall having stairs rising to the first floor with storage cupboard under the stairs, wall mounted radiator and door into cloakroom fitted with wc and wash hand basin. Obscure window to front and wall mounted radiator. The kitchen is fitted with a range of wall and base units with worktop over, inset sink and drainer with window overlooking the front aspect. Integrated electric oven, hob and extractor hood. There is space for a washing machine, fridge freezer and dishwasher. Wall mounted radiator in the dining area. The living room has wall mounted radiator, window and patio doors out to the rear garden. The first floor landing has doors to bedroom two, bedroom three, bedroom four, family bathroom and stairs leading to the second floor. Bedroom two and four have wall mounted radiators and window to rear aspect. Bedroom three has window to front and wall mounted radiator. The family bathroom is fitted with a white suite comprising of bath with shower attachment, wc and wash hand basin. Heated towel rail and obscure window to front. Further stairs from the landing to the second floor to the master bedroom with wall mounted radiator and is dual aspect. Door to ensuite with shower cubicle, wc and wash hand basin. Heated towel rail and skylight window.

#### OUTSIDE

Rear garden mainly laid to lawn with planted borders, paved patio area from the house and pathway to additional patio area behind the garage.

#### GARAGE & PARKING

Up and over door to the front of the garage. Power and light. Tandem driveway to the side of the house.

#### 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 E.

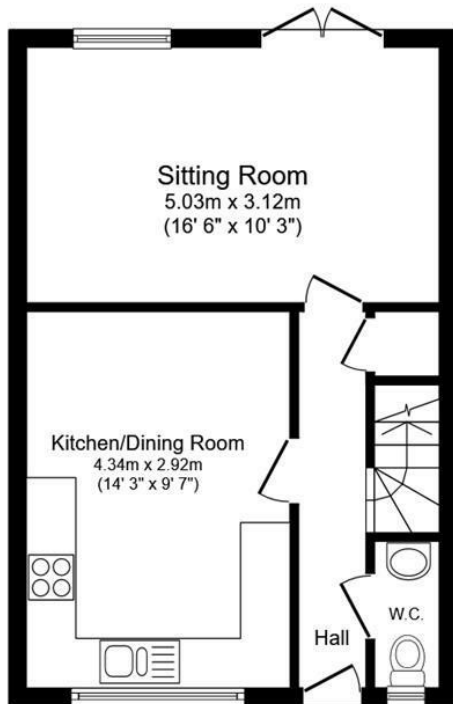
**CHARGES:** We have been advised that there is an annual charge of £200 for the upkeep of communal grounds. This should be checked with solicitors before exchange of contracts.

**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.

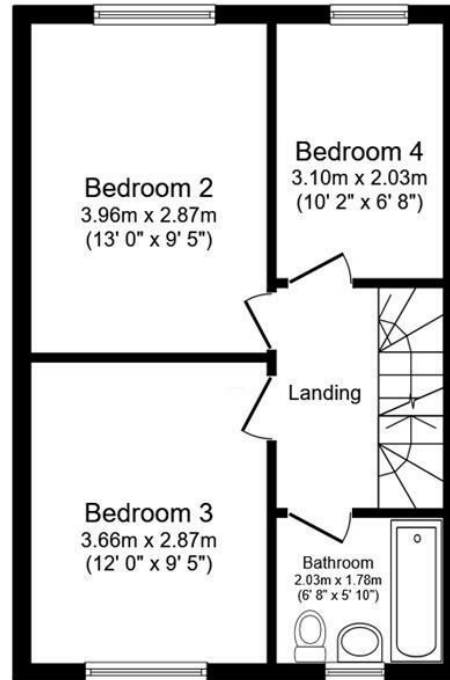


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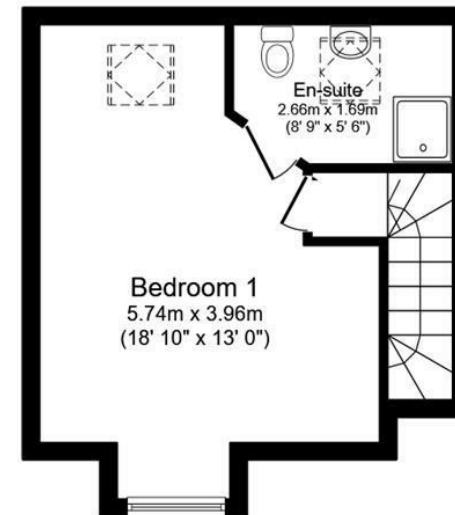
## Ground Floor

Floor area 38.8 m<sup>2</sup> (418 sq.ft.)



## First Floor

Floor area 38.8 m<sup>2</sup> (418 sq.ft.)



## Second Floor

Floor area 25.8 m<sup>2</sup> (277 sq.ft.)

**TOTAL: 103.4 m<sup>2</sup> (1,113 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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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.

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serving South Warwickshire & North Cotswolds

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