



Peter Clarke

IN ASSOCIATION WITH Winkworth

21 Cozens Street, Wellesbourne, Warwick, CV35 9SU

- Semi detached house
- Living room
- Kitchen-diner
- Three bedrooms
- Ensuite, family bathroom and downstairs cloakroom
- Integral garage
- Driveway parking to the front
- Private rear garden
- Freehold
- EPC Rating B



£350,000

A well presented three bedroom house featuring an integral garage. It is ideally situated on the outskirts of the village, providing access to all necessary amenities while also enjoying an open green space and park within close proximity. The accommodation includes a living room, kitchen diner and downstairs cloakroom, while the upper floor comprises three bedrooms, a bathroom, and an ensuite. There is driveway parking available at the front and a private garden at the rear.

ACCOMMODATION

Paved approach to a canopy front entrance and door to entrance hall which leads into the living area with window to front aspect. Door into inner hallway with stairs rising to first floor and access to downstairs cloakroom fitted with wc and wash hand basin. From the inner hallway leads into the kitchen-diner. The kitchen area is fitted with a range of wall and base units with worktop over and inset sink and drainer with window overlooking rear garden. Integrated oven with gas hob and extractor above. Space for dining table and double doors opening out into the rear garden.

Upstairs the first floor landing offers access to loft space and door to handy storage cupboard. The primary bedroom with window to front aspect and door to ensuite fitted with shower enclosure, wc and wash hand basin. Both bedroom two and three offer views over the rear garden. The family bathroom is fitted with a suite comprising of bath, wc and wash hand basin, obscure window and extractor.

OUTSIDE

Set back behind a lawned foregarden with tarmacadam driveway allowing side by side off road parking. Integral garage with roller door to front.

The rear garden is mainly laid to lawn with established borders.

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.

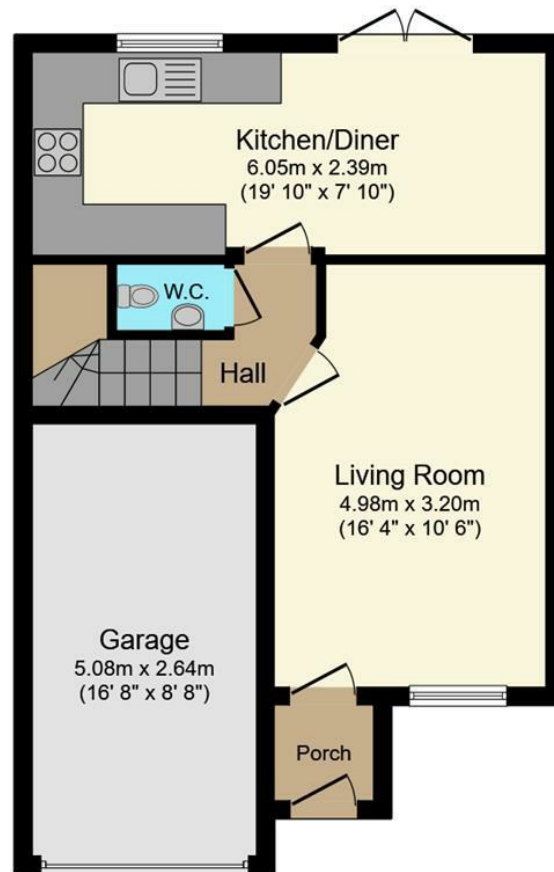
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

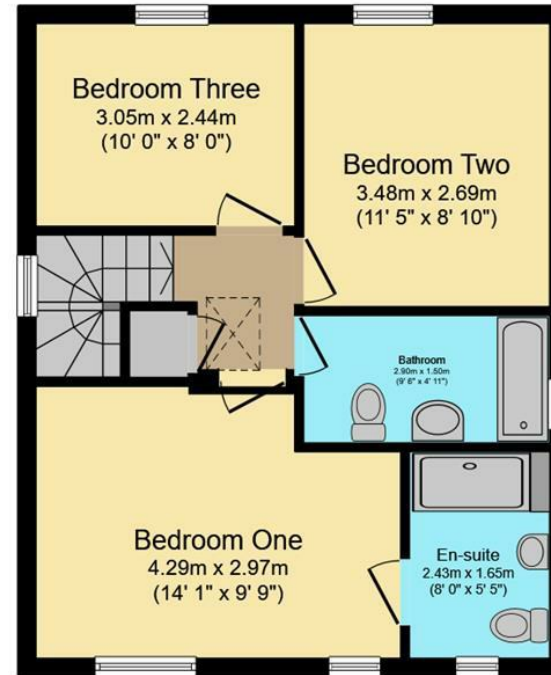
VIEWING: By Prior Appointment with the selling agent.



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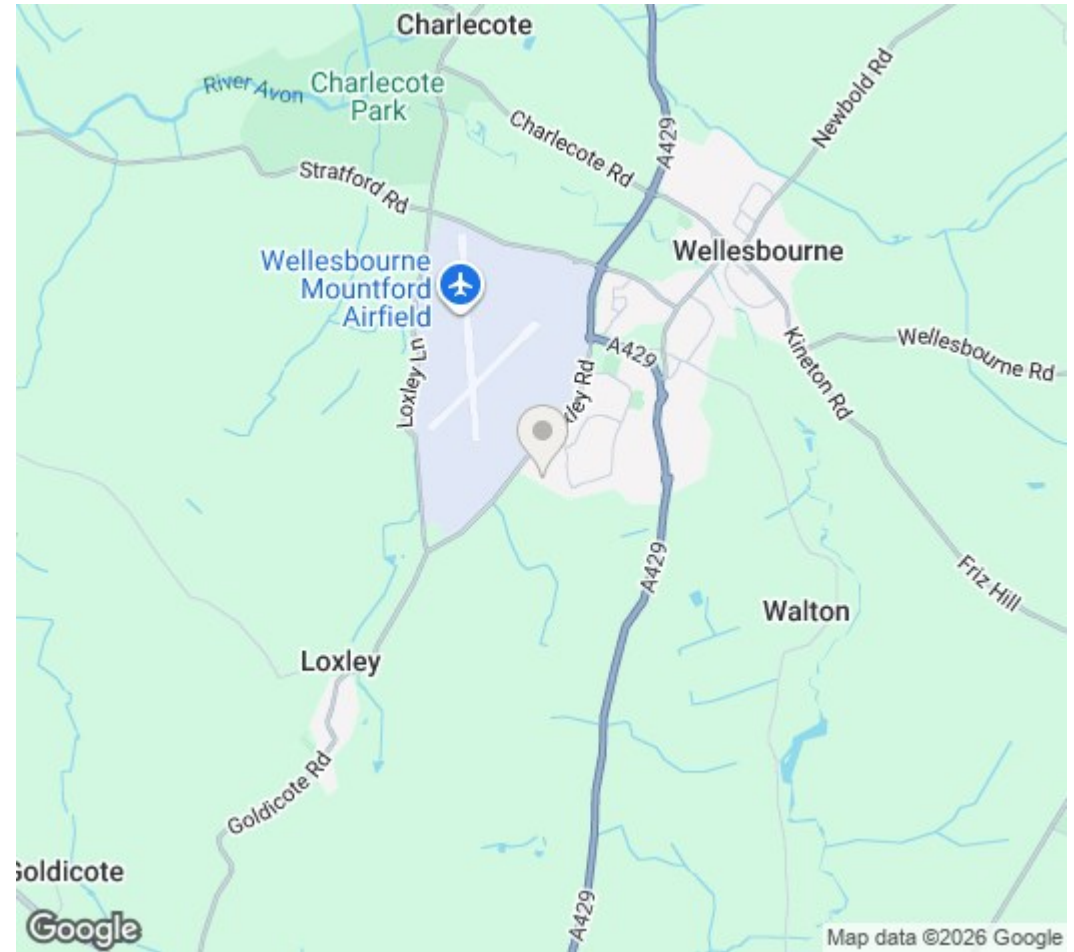
Ground Floor
Floor area 52.1 sq.m. (561 sq.ft.)



First Floor
Floor area 45.0 sq.m. (484 sq.ft.)

Total floor area: 97.1 sq.m. (1,045 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



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