2 Lowes Lane, Wellesbourne, Warwick, Warwickshire, CV35 9RB

- Character Property
- Two Double Bedrooms
- Living Room, Dining Room and Conservatory
- Two Bedrooms
- Front and Rear Gardens
- Close To Local Amenities
- EPC Rating C
- No Chain

2 1 2

Asking Price £280,000

ACCOMMODATION
Entry through the front door into the living room having wall mounted radiator, window to rear, gas log burner and access to three useful storage cupboards. The kitchen offers a range of wall and base units with worktop over, integrated slimline dishwasher and integrated under the counter fridge-freezer, oven with gas hob and extractor over. Cupboard housing wall mounted boiler, window to front and side and heated towel rail. Conservatory has door to the rear garden and wall mounted radiator. The dining room having internal window through to the conservatory, window to the front aspect and wall mounted radiator. Cloakroom/utility has wc, wash hand basin, wall mounted radiator, obscured window to the front, space for washing machine.
Stairs rising to first floor landing. Bedroom one with window overlooking the rear garden, built in storage cupboard and wall mounted radiator. Bedroom two with window overlooking the rear garden and wall mounted radiator. The wet room with rainfall shower attachment, wash hand basin, wc, bidet, heated towel rail, spotlights, extractor and window to front aspect.

OUTSIDE
Substantial front garden with paved path from front door to front gate, walled boundary on all sides, shed and plenty of mature plants and trees. The rear garden offers patio area and remainder laid to lawn with mature 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 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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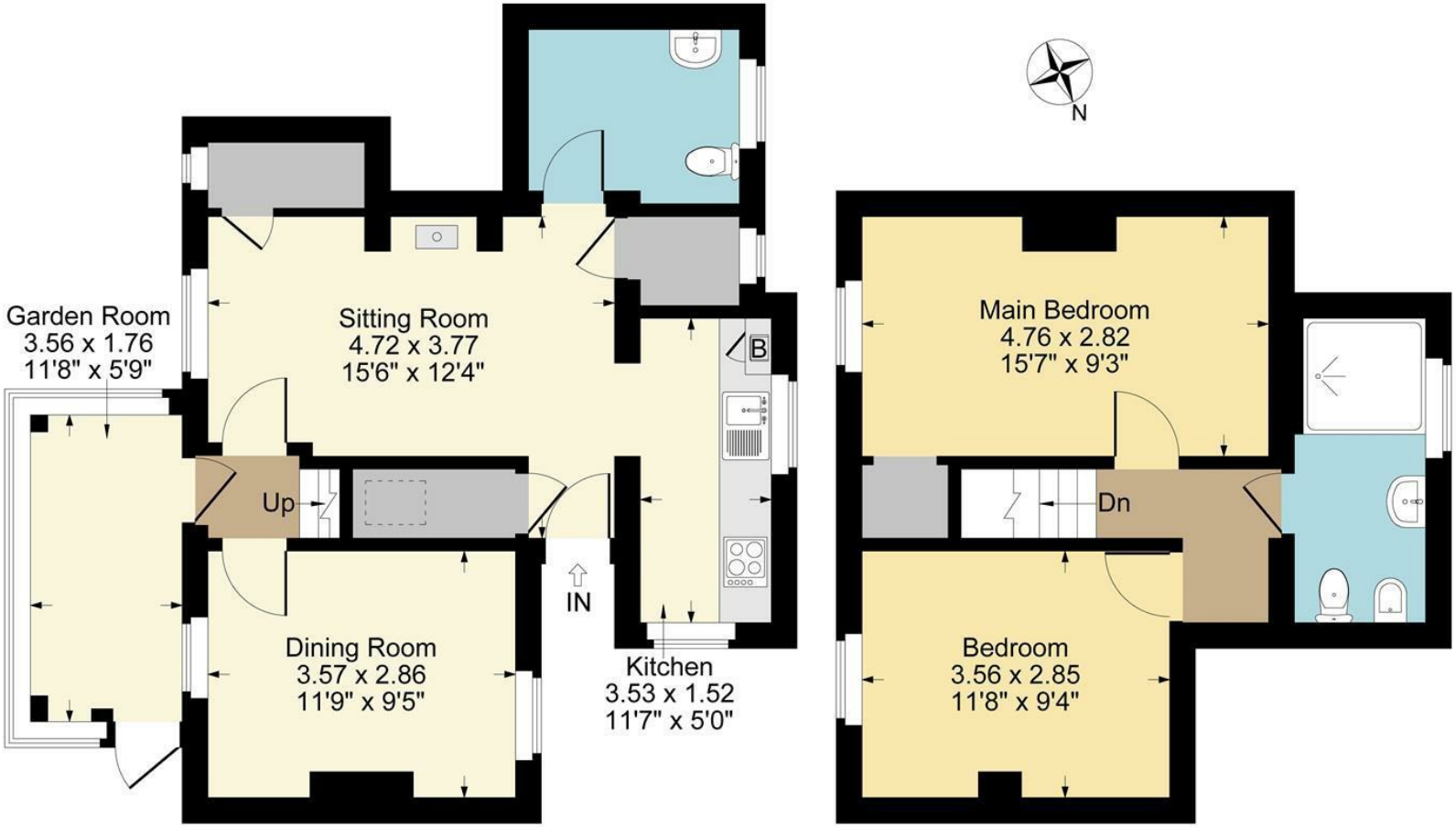
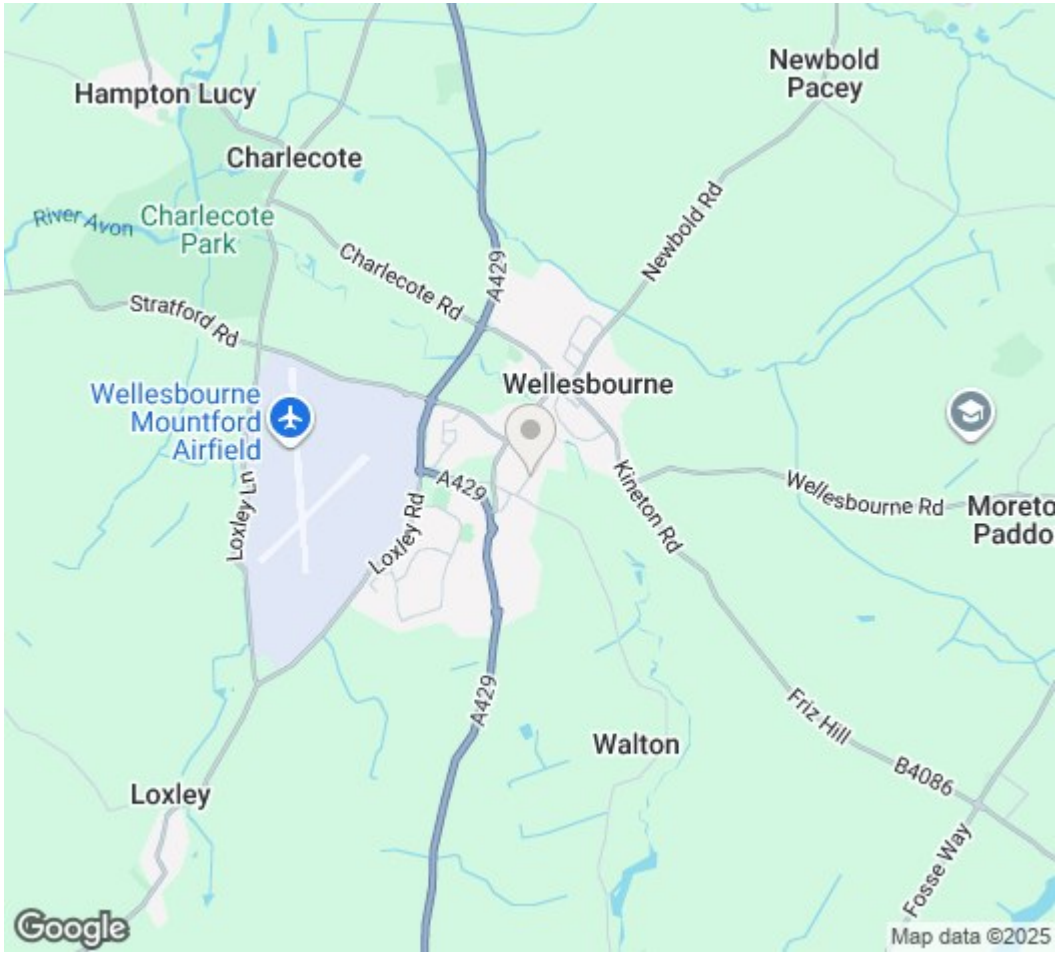


Ground Floor

Approximate Gross Internal Area
Ground Floor = 50.40 sq m / 543 sq ft
First Floor = 35.90 sq m / 386 sq ft
Total Area = 86.30 sq m / 929 sq ft

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

First Floor



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