

Peter Clarke



11 Town Ground, Butlers Marston, Warwick, CV35 0NN

- Desirable village location
- Bungalow
- Living room
- Kitchen
- Bathroom
- Double bedroom
- Front and rear garden



Fixed Asking Price  
£150,000

#### ACCOMMODATION

Entry from front door which offers the ideal hanging space for coats and umbrella. Door into the living area with large window overlooking the front aspect and central fireplace with wooden mantle. Infrared heating panel in the lounge. Door into the kitchen which is fitted with a range of wall and base units with worktop over, inset sink and drainer with extractor over and space for washing machine. Large window overlooking the rear garden. Pantry style cupboard which currently stores an undercounter fridge and freezer. Door into the bathroom fitted with a suite comprising of bath with electric shower, wc and wash hand basin. Obscure window. Mirrored infrared heating panel. The bedroom offers window to front aspect, access to loft space.

#### OUTSIDE

The rear garden is enclosed by timber fence boundary with pedestrian gate to rear. Two sheds. To the front it is mainly laid to lawn with borders under the windows and footpath leading to the front door. 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 electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

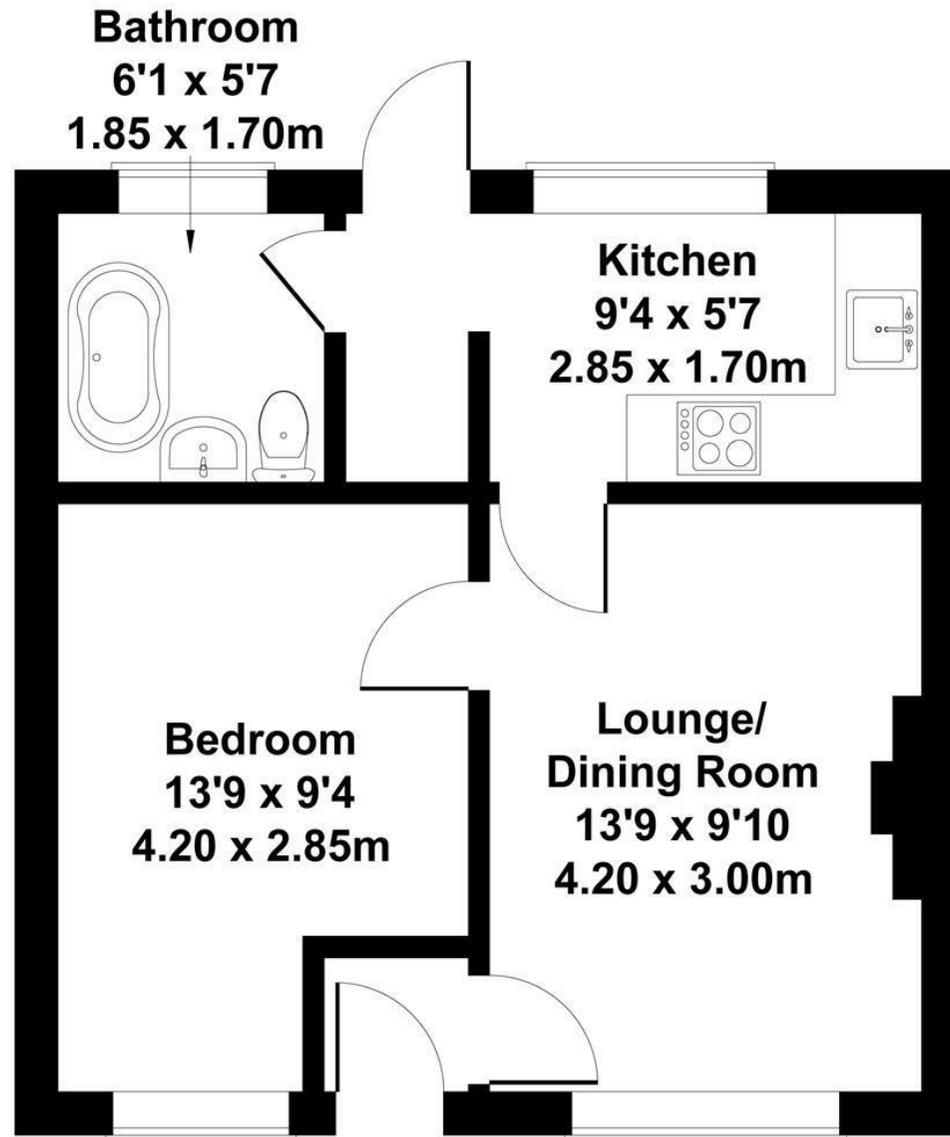
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

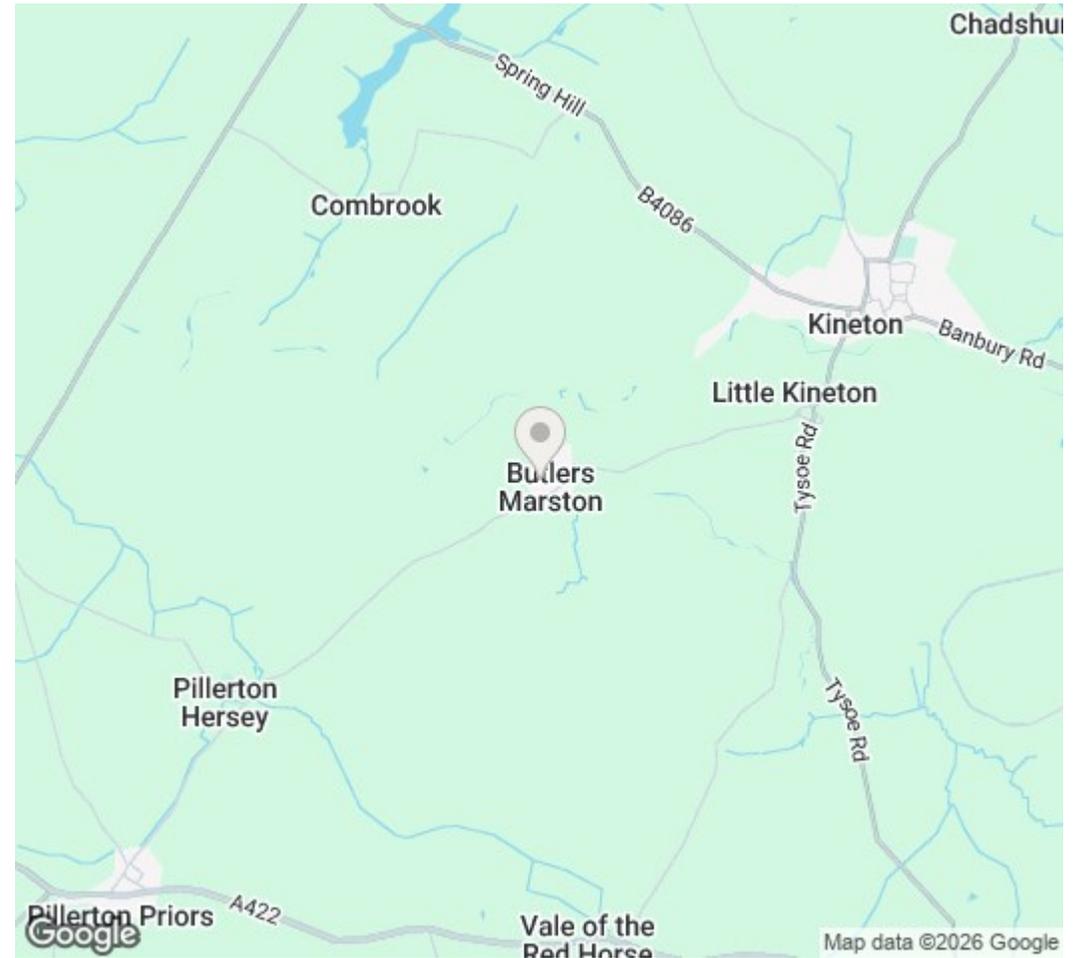
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.





Approximate Gross Internal Area = 36 sq m / 388 sq ft



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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Warwick Road, Wellesbourne, Warwickshire, CV35 9ND  
01789 841114 | wellesbourne@peterclarke.co.uk | www.peterclarke.co.uk

