1 Halifax Close, Wellesbourne, Warwick, CV35 9LD

- Detached three bedroom bungalow
- Corner plot
- 'L' shaped living room-diner opening out into garden
- Modern kitchen
- Shower room
- Enclosed rear garden
- Carport
- Garage
- Scope for improvement and modernsation
- NO CHAIN

3 1 1

£375,000

Boasting a prominent corner plot setting in the Dovehouse residential area stands this detached bungalow. The accommodation offers entrance hall, spacious 'L' shaped living - dining room, newly fitted kitchen, three bedrooms and a shower room. NO CHAIN.

ACCOMMODATION
Paved pathway leading to front door opening into entrance hallway with wall mounted radiator, access to loft space and two storage cupboards. The L shaped living room-diner comprises of large bow window, window to the side aspect, two wall mounted radiators and sliding door to rear garden. The kitchen has a range of wall and base units, gas hob and extractor, integrated over and microwave, with space for washing machine, space for fridge freezer, inset sink and drainer, two window to the side and door to the driveway. Bedroom one offers bow window, wall mounted radiator and built in wardrobe. Bedroom two has bow window and wall mounted radiator. Bedroom three with wall mounted radiator and window to the side aspect. The shower room is fitted with a shower cubicle, wc and wash hand basin. Two obscured windows, cupboard housing wall mounted radiator.

OUTSIDE
The rear garden is partially walled, with shed, patio and the remainder laid to lawn with mature borders with shrubs and trees. Access to the driveway via side gate. To the front, there is a wrap around garden with laid to lawn and mature borders with shrubs. The driveway allows parking for multiple vehicles, with carport and garage with electric roller door with controller mounted to the wall in the kitchen.

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: D 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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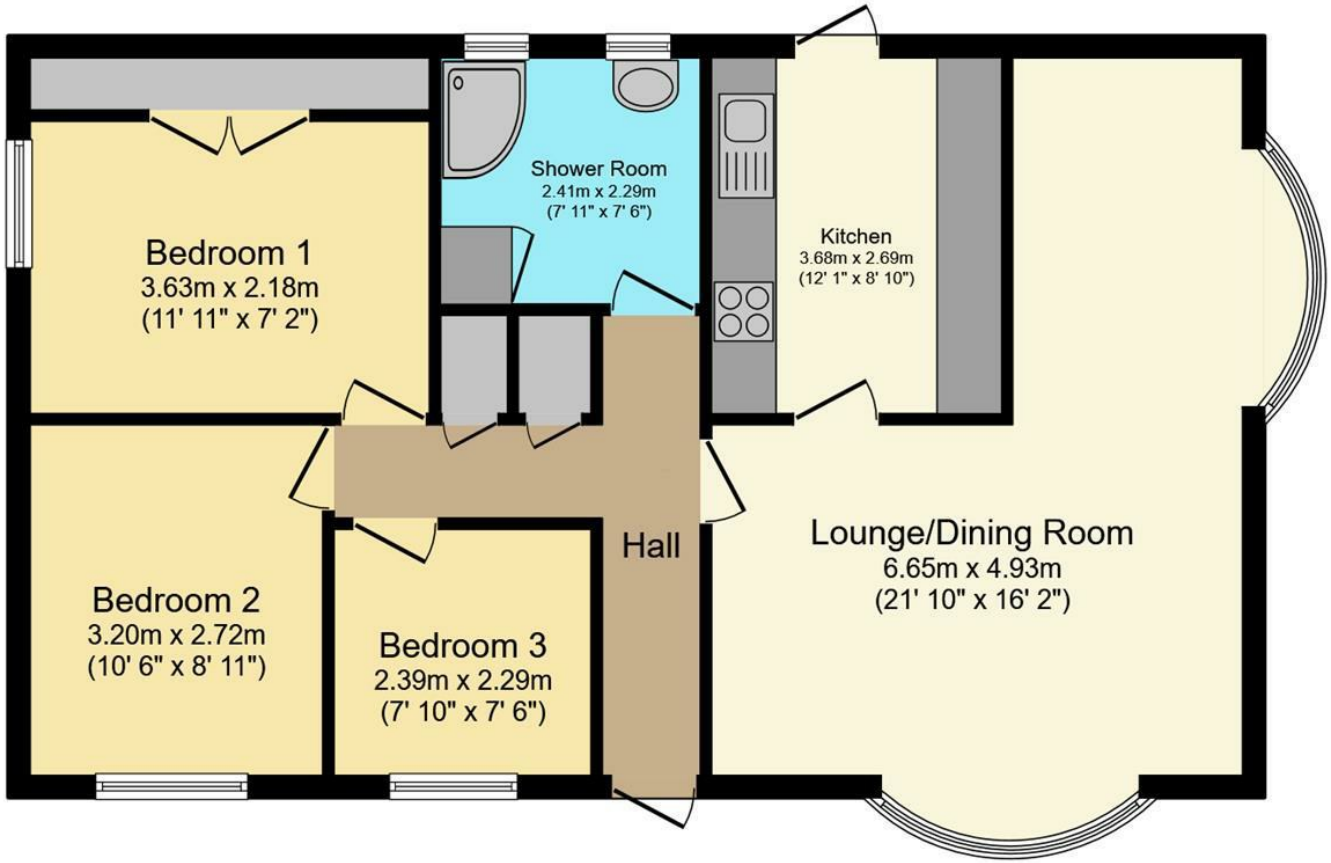
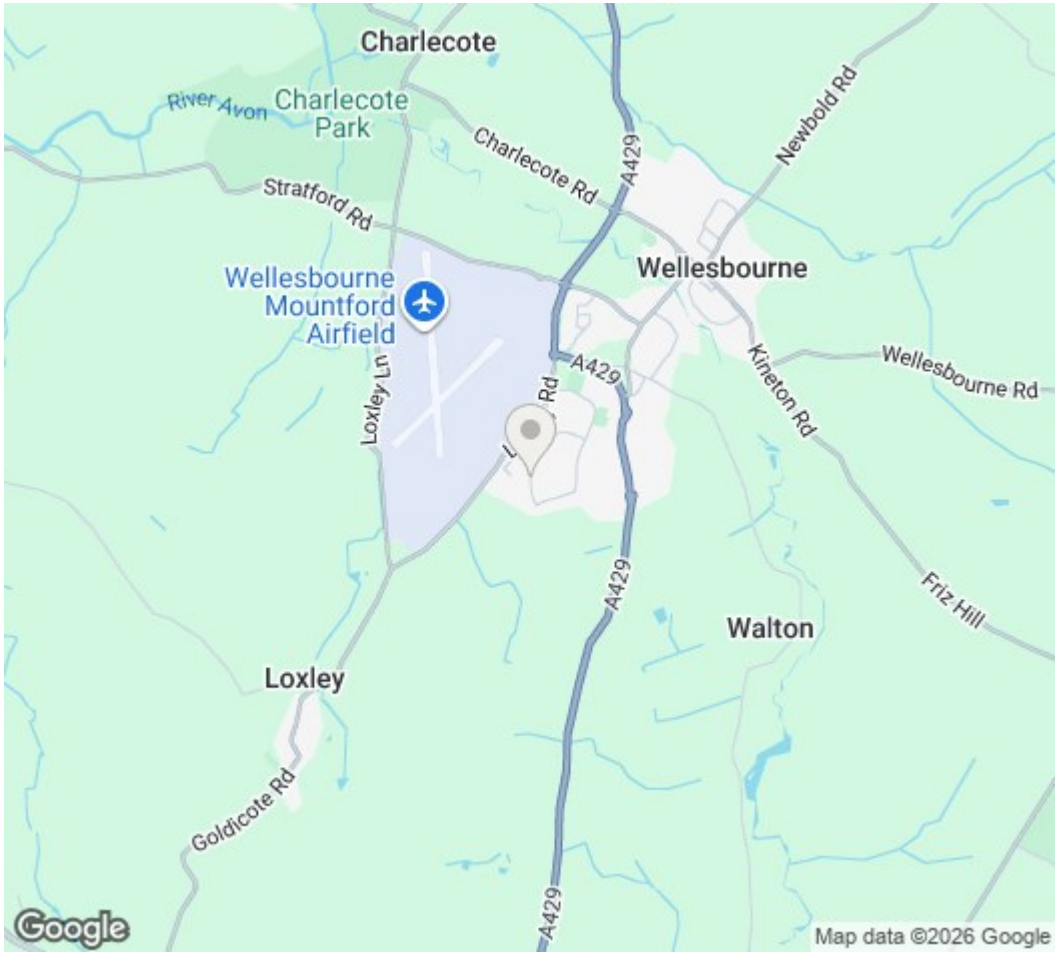


Floor Plan

Floor area 77.1 sq.m. (830 sq.ft.)

Total floor area: 77.1 sq.m. (830 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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