

Peter Clarke



19 Waterloo Close, Wellesbourne, Warwick, Warwickshire, CV35 9JG

- Well presented semi detached house
- Cul-de-sac setting
- Generous corner plot
- Through living-dining room
- Kitchen overlooking rear garden
- Downstairs cloakroom with shower and upstairs bathroom
- Generous sized garage
- Enclosed rear garden and side plot
- Driveway
- EPC Rating C



£330,000

A well appointed semi detached property located within a pleasant cul-de-sac in the popular Dovehouse residential area. Boasting a superbly fitted kitchen, well proportioned through living - dining room, three bedrooms, generous sized garage and positioned on a well tended corner plot. Immediate viewing is highly recommended.

#### ACCOMMODATION

Entry through front door into entrance hallway leading into through lounge diner offering French doors to the rear garden, window to the front aspect and electric fireplace. The kitchen offers a range of wall mounted and base units with worktop over, inset sink and drainer, integrated dishwasher, washing machine and microwave oven. Four burner gas hob, oven and window to rear. Spacious understairs cupboard with space for fridge freezer. Inner hallway with personnel door to side, cloakroom and garage. Cloakroom comprises of wc, obscured window to the side, shower cubicle and basin. Stairs to first floor landing with access to airing cupboard. Bedroom one offers window to the front aspect and a range of fitted wardrobes. Bedroom two has window to rear aspect and bedroom three has fitted wardrobe and window to front aspect.

#### OUTSIDE

The rear garden has patio with the remainder laid to lawn. Side access to the front of the property via gate. Shed. To the front there is parking for multiple vehicles and additional lawned area to the side. The garage is wider than average with roller shutter door at the front of the driveway, power, light and loft space.

#### 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.

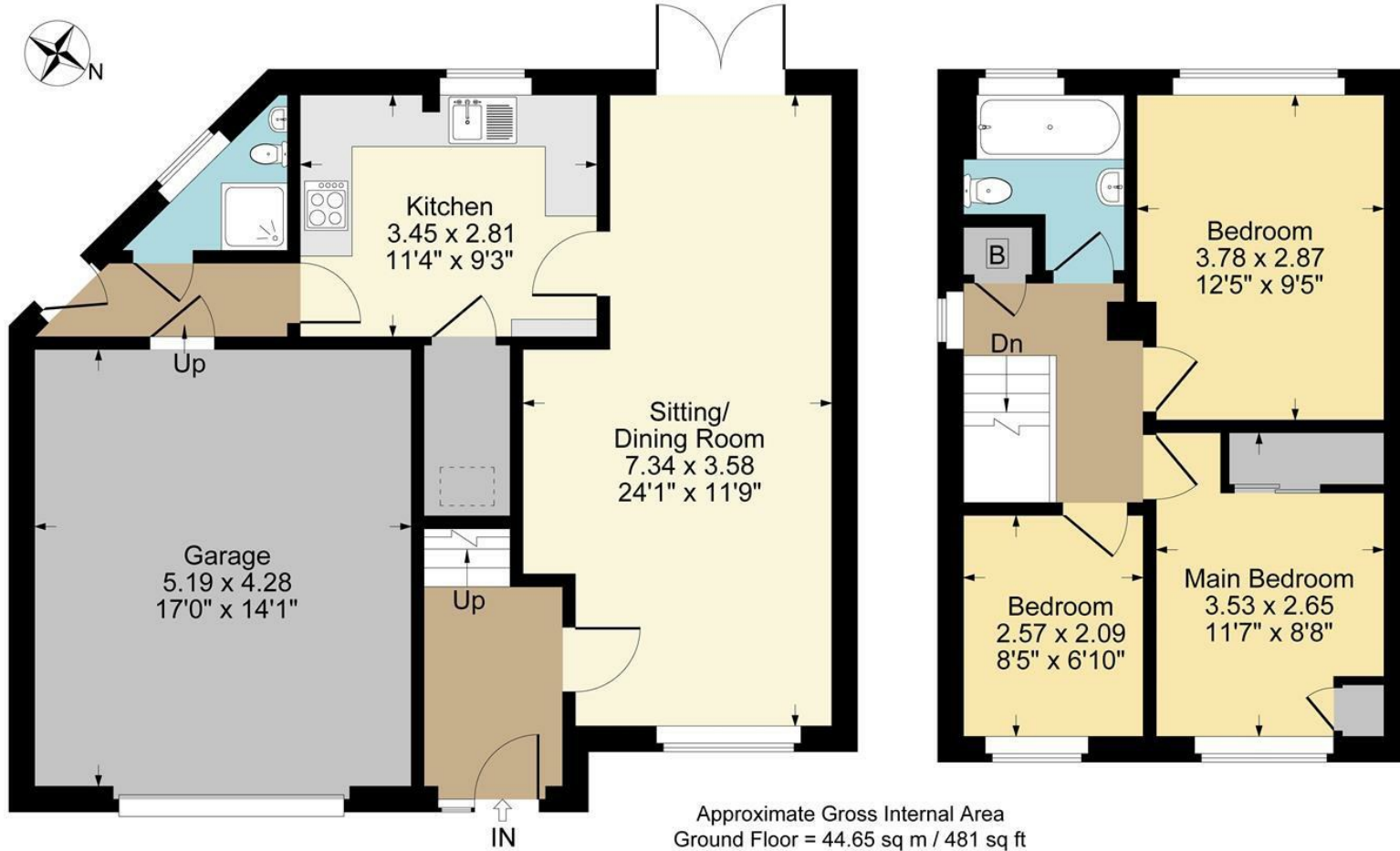
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**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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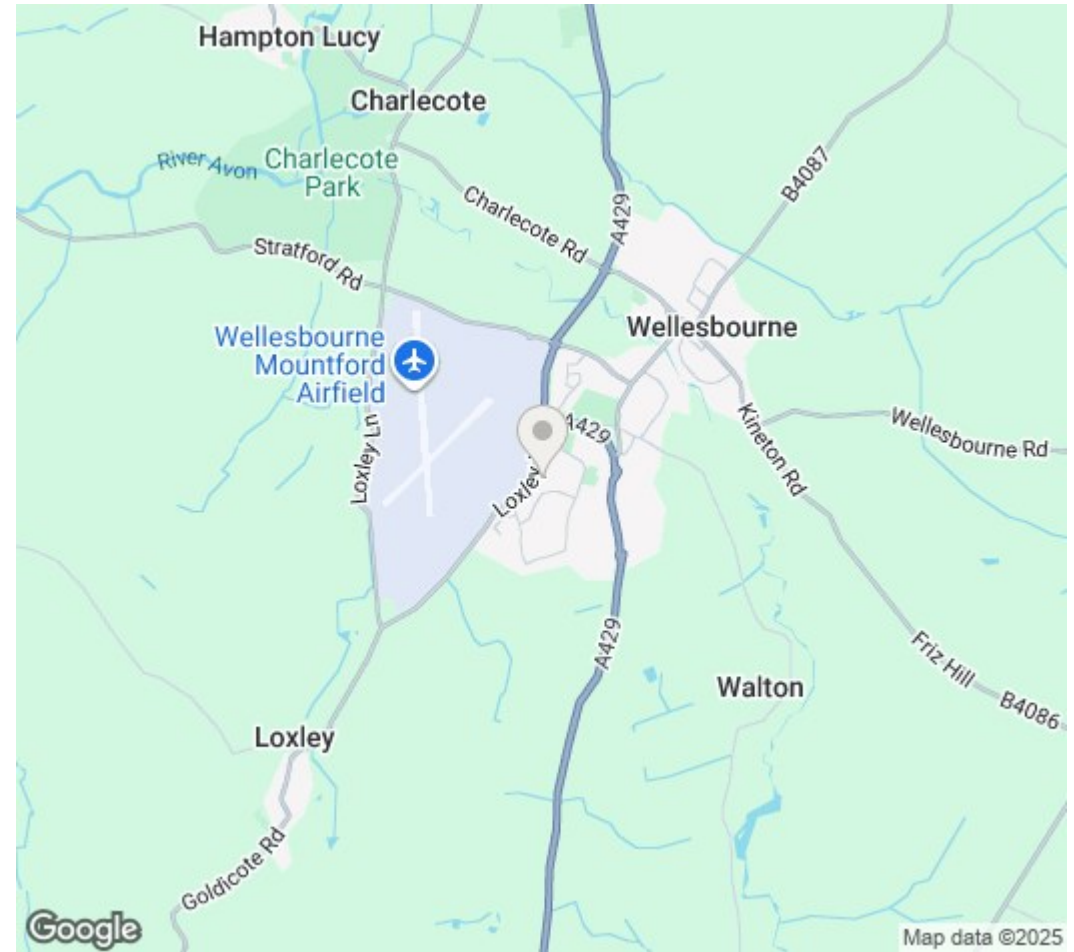


Garage

Ground Floor

First Floor

Approximate Gross Internal Area  
 Ground Floor = 44.65 sq m / 481 sq ft  
 First Floor = 36.47 sq m / 393 sq ft  
 Garage = 22.25 sq m / 239 sq ft  
 Total Area = 103.37 sq m / 1113 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



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](mailto:wellesbourne@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

