

Peter Clarke

IN ASSOCIATION WITH

Winkworth



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 modernisation
- NO CHAIN



£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 oven 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.

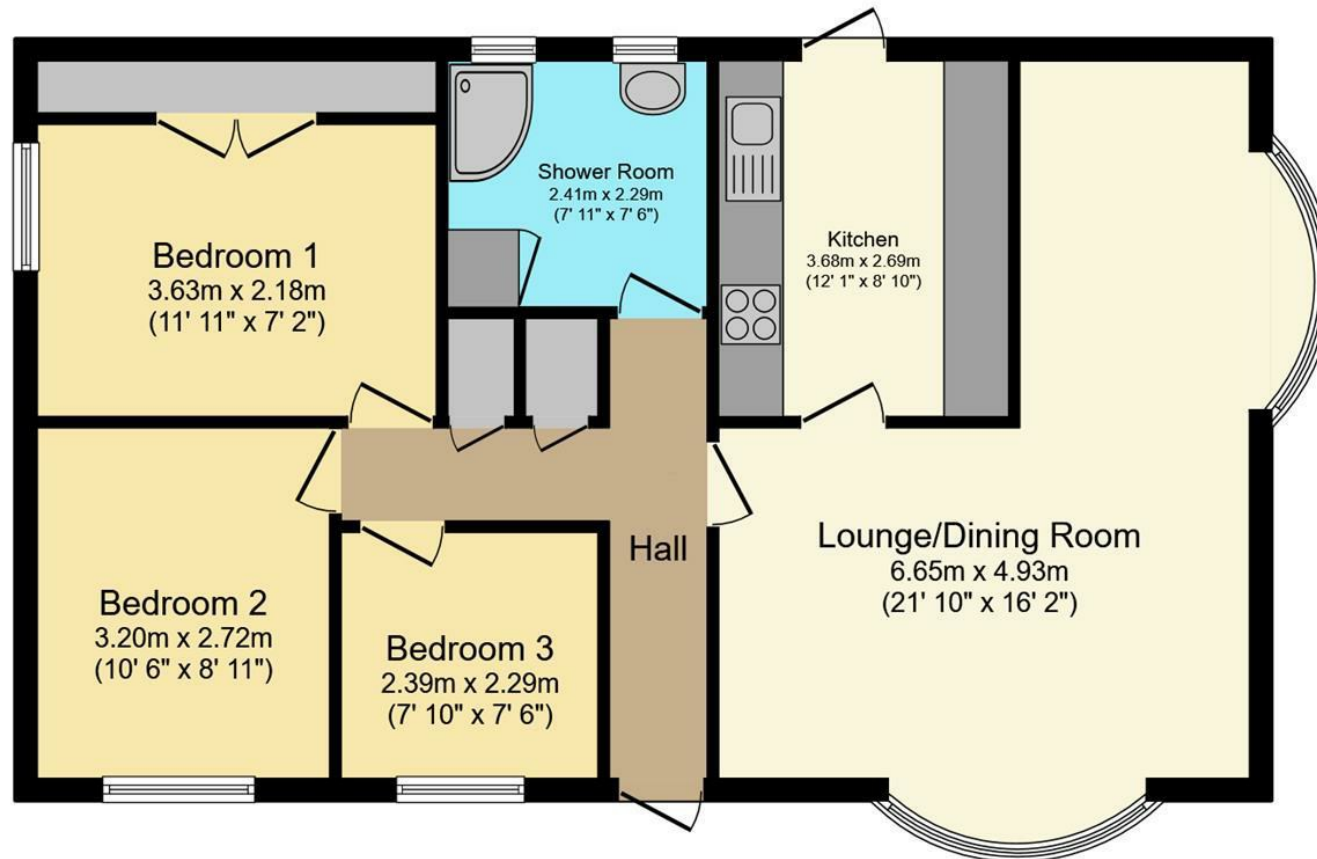
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

**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.



1 Halifax Close, Wellesbourne, Warwick, CV35 9LD

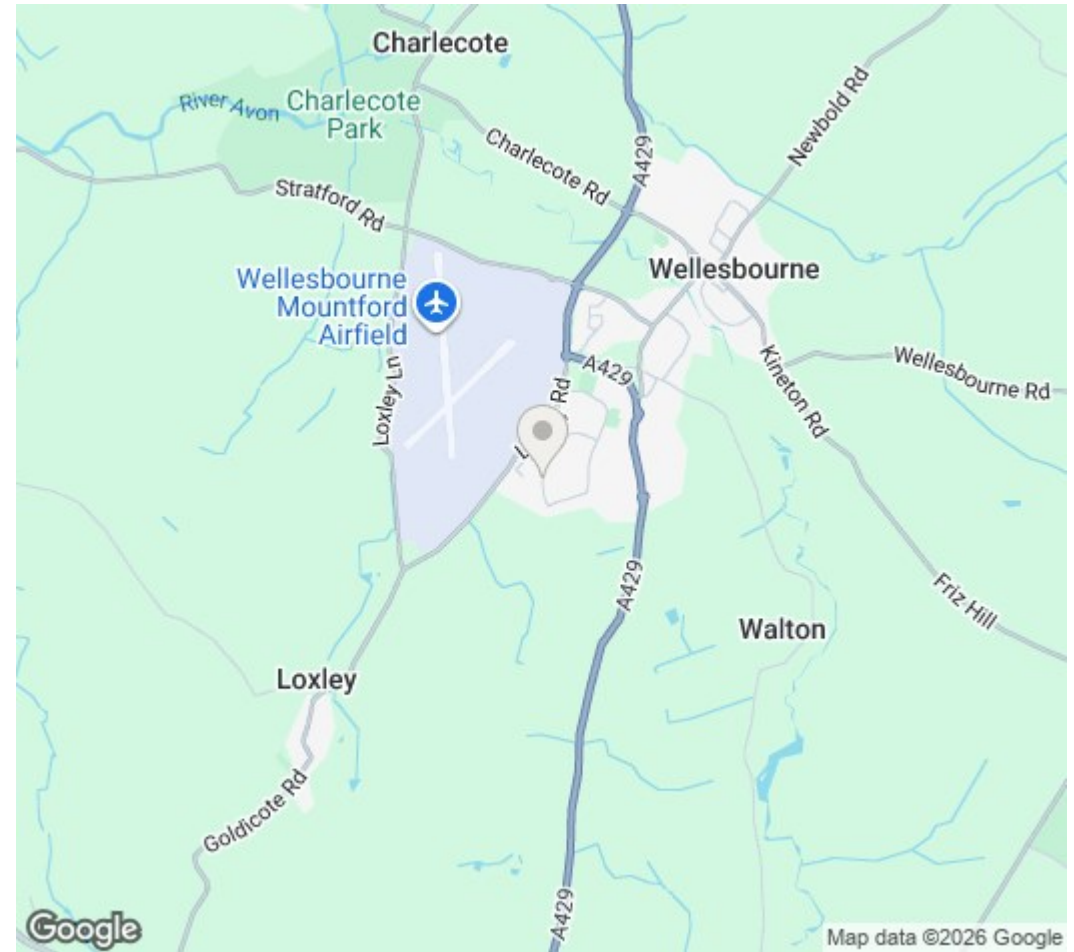


**Floor Plan**

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](http://www.Propertybox.io)



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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)



Peter Clarke

IN ASSOCIATION WITH Winkworth