

Peter Clarke



1 Honeysuckle Lane, Wellesbourne, Warwick, CV35 9SG

- Village Location
- Viewing Highly Recommended
- Semi Detached
- Kitchen-Diner
- Living Room
- Downstairs Cloakroom, Master Ensuite and Family Bathroom
- Three Bedrooms
- Driveway
- EPC Rating B



£335,000

#### ACCOMODATION

Entry through front door into entrance hallway which has wall mounted radiator, stairs to the first floor and door leading to living room. The living room offers window to the front aspect, wall mounted radiator and under stairs storage cupboard. The kitchen-diner offers doors into the garden, with the kitchen area fitted with a range of wall and base units with worktop over, one and a half bowl sink and drainer, oven, four burner gas hob with extractor over. Space for fridge freezer, space for washing machine, wall mounted radiator. Cloakroom offers wash hand basin, wc, wall mounted radiator and extractor.

The master bedroom has window to front aspect, built in wardrobe, wall mounted radiator and door into ensuite. Ensuite comprises of wc, obscured window to front, vanity basin, walk in shower enclosure with rainfall shower head and shower attachment and shaver point. Bedroom two and three both with windows to the rear and wall mounted radiator. The family bathroom is fitted with a suite comprising of bath, wc, vanity basin, heated towel rail and obscure window to the side aspect.

#### OUTSIDE

A tandem driveway to the side of the property, with path to the front door bordered with mature shrubs. There is a private rear enclosed garden with timber fencing to boundary with patio area and the remainder laid to lawn. Multiple mature trees and shrubs. Gate to the driveway.

#### GENERAL INFORMATION

TENURE: The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

CHARGES: We have been advised that there is an annual charge of £317.28. This should be checked with solicitors before exchange of contracts.

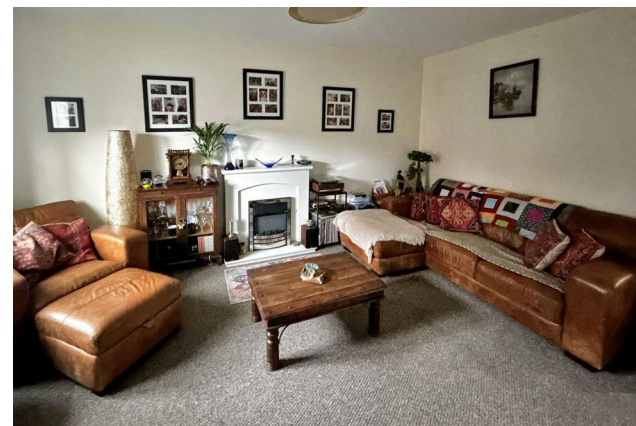
SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators.

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.

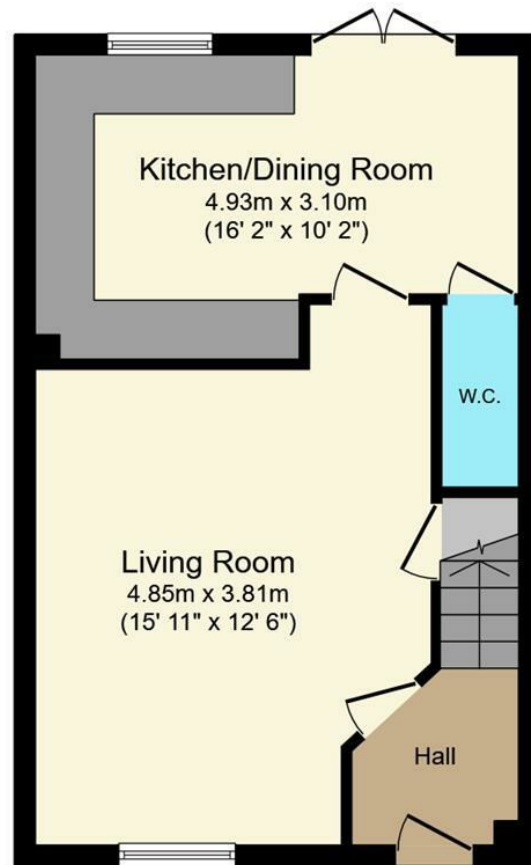
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

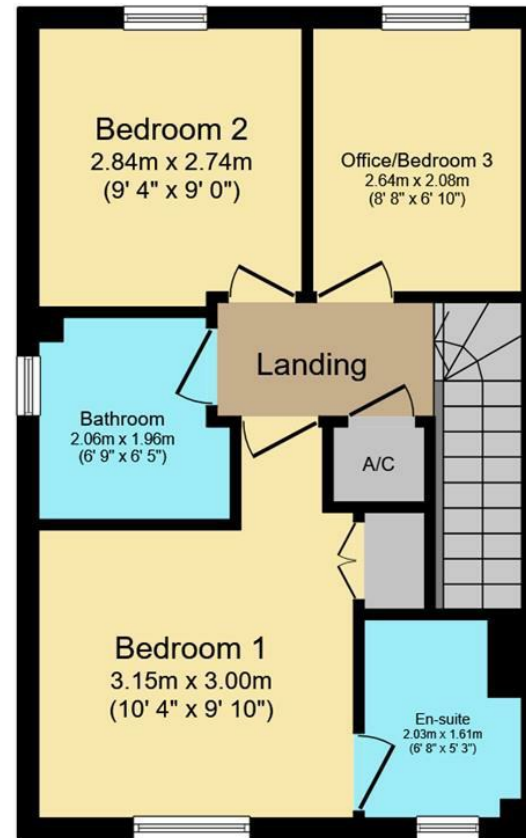
VIEWING: By Prior Appointment with the selling agent.



# 1 Honeysuckle Lane Wellesbourne Warwick CV35 9SG



**Ground Floor**  
Floor area 39.7 sq.m. (427 sq.ft.)



**First Floor**  
Floor area 39.7 sq.m. (427 sq.ft.)

**Total floor area: 79.3 sq.m. (854 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: 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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