41 Newbold Road, Wellesbourne, Warwick, CV35 9QD

- Close to village amenities
- Living room
- Kitchen-diner
- Downstairs cloakroom
- Three bedrooms
- Bathroom and ensuite shower room
- Large rear garden
- Off road parking

3 2 1

£335,000

ACCOMMODATION
Access into the porch with further door opening out into entrance hall with stairs rising to first floor. The living room having dual aspect windows to front and rear. Central fireplace with brick hearth. The kitchen - diner is also dual aspect with the kitchen fitted with a range of wall and base units with inset sink and drainer. Space for fridge-freezer, space for dishwasher and space for cooker. Space for dining table, wall mounted radiator and window to front aspect. From the kitchen into inner hallway with door to downstairs cloakroom and door into rear garden. Upstairs the first floor landing has large window overlooking rear garden and access to loft space. Bedroom one with wall mounted radiator and window to front aspect. Door opening to ensuite with shower cubicle, wc and wash hand basin. Bedroom two with window to front aspect and wall mounted radiator. Bedroom three has wall mounted radiator and window overlooking rear garden. Bathroom is fitted with a suite comprising of wc, vanity basin and with a shower over, radiator, and anti fog mirror with Bluetooth. Obscure window to rear garden.

OUTSIDE
A generous rear garden mainly laid to lawn with patio area running the width of the property and an additional patio to the bottom of the garden. Gated access to shared passageway.
To the front, there is a pathway leading to the house, bordered by hedging.

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: 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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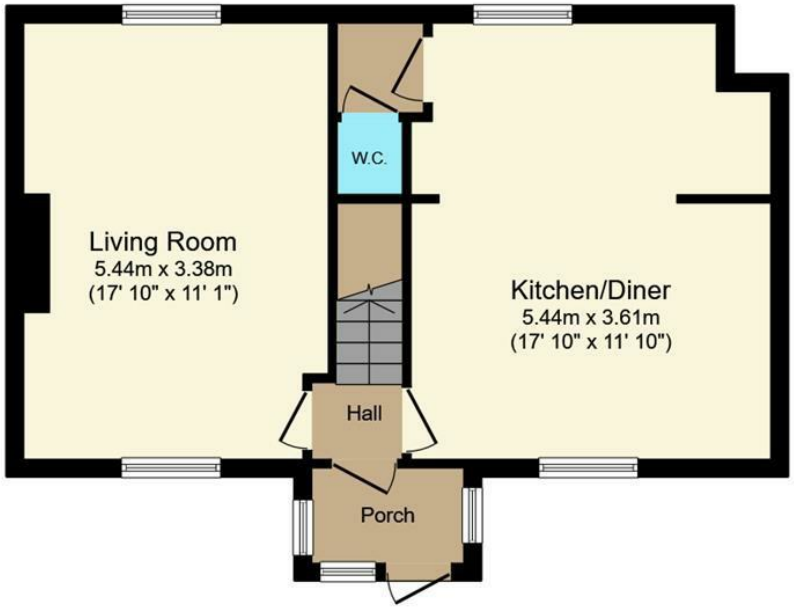
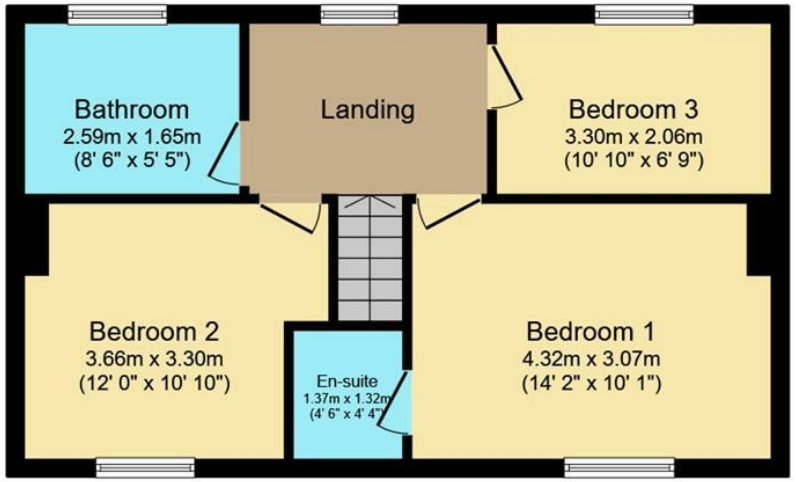


Ground Floor

Floor area 48.6 sq.m. (523 sq.ft.)



First Floor

Floor area 46.9 sq.m. (505 sq.ft.)

Total floor area: 95.5 sq.m. (1,028 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

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

Peter Clarke