

Peter Clarke



35 Hastings Road, Wellesbourne, Warwick, CV35 9PP

- No Onward Chain
- Living Room
- Kitchen-Diner
- Downstairs Cloakroom
- Three Bedrooms
- Bathroom
- Enclosed Rear Garden
- Front Garden
- EPC Rating C



£270,000

Being offered with no onward chain a three bedroom end terrace house with the scope to modernise and extend (stpp). The accommodation comprises of entrance hall, kitchen-diner, living room, three bedrooms and a shower room. Outside there is an enclosed rear garden and the property internally is not short of storage.

#### ACCOMMODATION

Front door entering into hallway with stairs rising to first floor. Wall mounted radiator and door leading into downstairs cloakroom fitted with wc and basin. Obscure window to front. The kitchen is fitted with a range of wall and base units with worktop over, inset sink and drainer with window overlooking front aspect. Integrated eye level oven and grill, four burner gas hob with extractor over, space for washing machine, tumble dryer and fridge freezer. Space for dining table, wall mounted radiator and two cupboards with one housing the wall mounted boiler. Along the hallway into the living room with gas fireplace, patio doors out into the rear garden and storage cupboard. Door into inner hallway with further understairs storage and door out onto the rear garden. Upstairs the first floor landing has access to loft hatch and two cupboards. Bedroom one is a generous double bedroom with window overlooking front aspect and wall mounted radiator. Bedroom two is positioned to the rear of the property with wall mounted radiator. Bedroom three has window to rear aspect. The bathroom is fitted with a walk in shower enclosure, wc and wash hand basin. Obscure window to the front.

#### OUTSIDE

A generous but easily maintainable rear garden with paved patio area and remainder laid to stone with shed located to the bottom of the garden. Brick built outbuilding. Additional space to the side of the property with gated access to the front of the property which is laid to lawn with path leading to the front door.

#### 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.

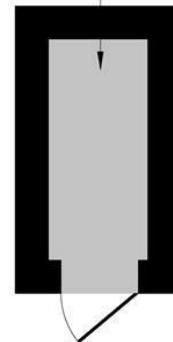
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**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.



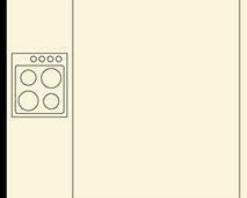
Outhouse  
6'7 x 2'11  
2.00 x 0.90m



OUTHOUSE

Living Room  
14'5 x 10'6  
4.40 x 3.20m

Kitchen/  
Dining Room  
15'8 x 8'7  
4.77 x 2.61m



C

WC

C

C

C

Bedroom  
13'9 x 8'10  
4.20 x 2.70m

Bedroom  
8'10 x 8'6  
2.70 x 2.60m

Bedroom  
12'6 x 10'3  
3.82 x 3.12m

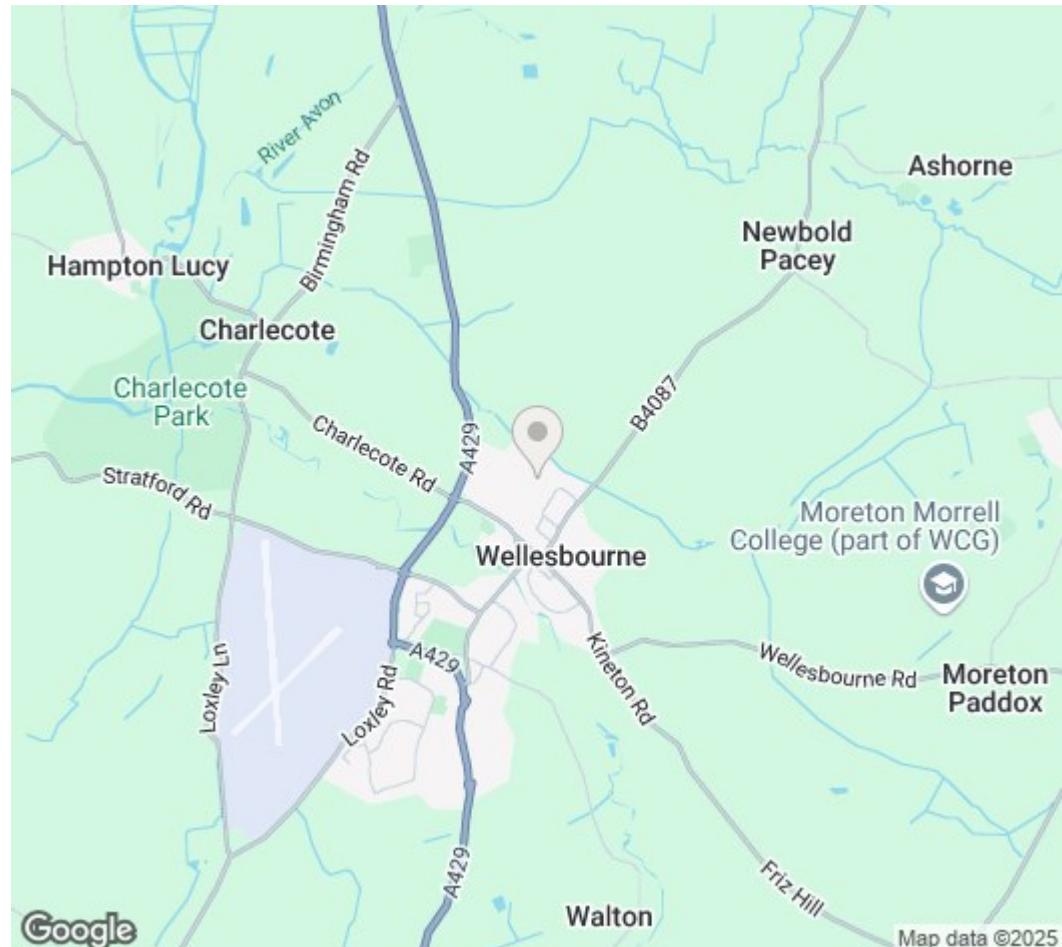
Shower Room

GROUND FLOOR

FIRST FLOOR

Approximate Gross Internal Area = 96 sq m / 1033 sq ft





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