

Peter Clarke



12 Ash Tree Close, Wellesbourne, Warwick, CV35 9SA

- No chain
- Semi detached house
- Two reception rooms and kitchen
- Downstairs shower room and upstairs bathroom
- Three bedrooms
- Close to local amenities
- Parking
- Enclosed rear garden
- Scope for improvement and modernisation
- EPC Rating D



£325,000

#### ACCOMODATION

Door into spacious hallway with stairs to first floor, wall mounted radiator and under stairs storage cupboard. The kitchen diner is fitted with a range of wall and base units with worktop over inset sink with window overlooking rear garden. Space for under counter fridge and freezer, space for washing machine, cooker with extractor over. Space for dining table. Door into inner hallway with cupboard housing boiler and additional door into shower room with shower cubicle, wash hand basin, wc and wall mounted radiator. Further reception room currently used as dining room having built in storage, wall mounted radiator window and own door to front.

The through living room which is double aspect with window to the front and rear, aswell as door with immediate access to the garden. Fireplace, two wall mounted radiators.

First floor landing with window to the side aspect and access to the loft space. Bedroom one with window to front aspect, wall mounted radiator and built in storage cupboards. Bedroom two with aspect over rear garden and fields beyond, built in cupboard. Bedroom three has window to the front aspect, wall mounted radiator and built in storage over the bulkhead of the stairs. The first floor shower room has shower enclosure with electric shower, wash hand basin, wc, wall mounted radiator and obscure window to the rear.

#### OUTSIDE

To the front there is a driveway for multiple vehicles. The rear garden is mainly laid to lawn with mature shrub and planted borders with patio area.

#### 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.

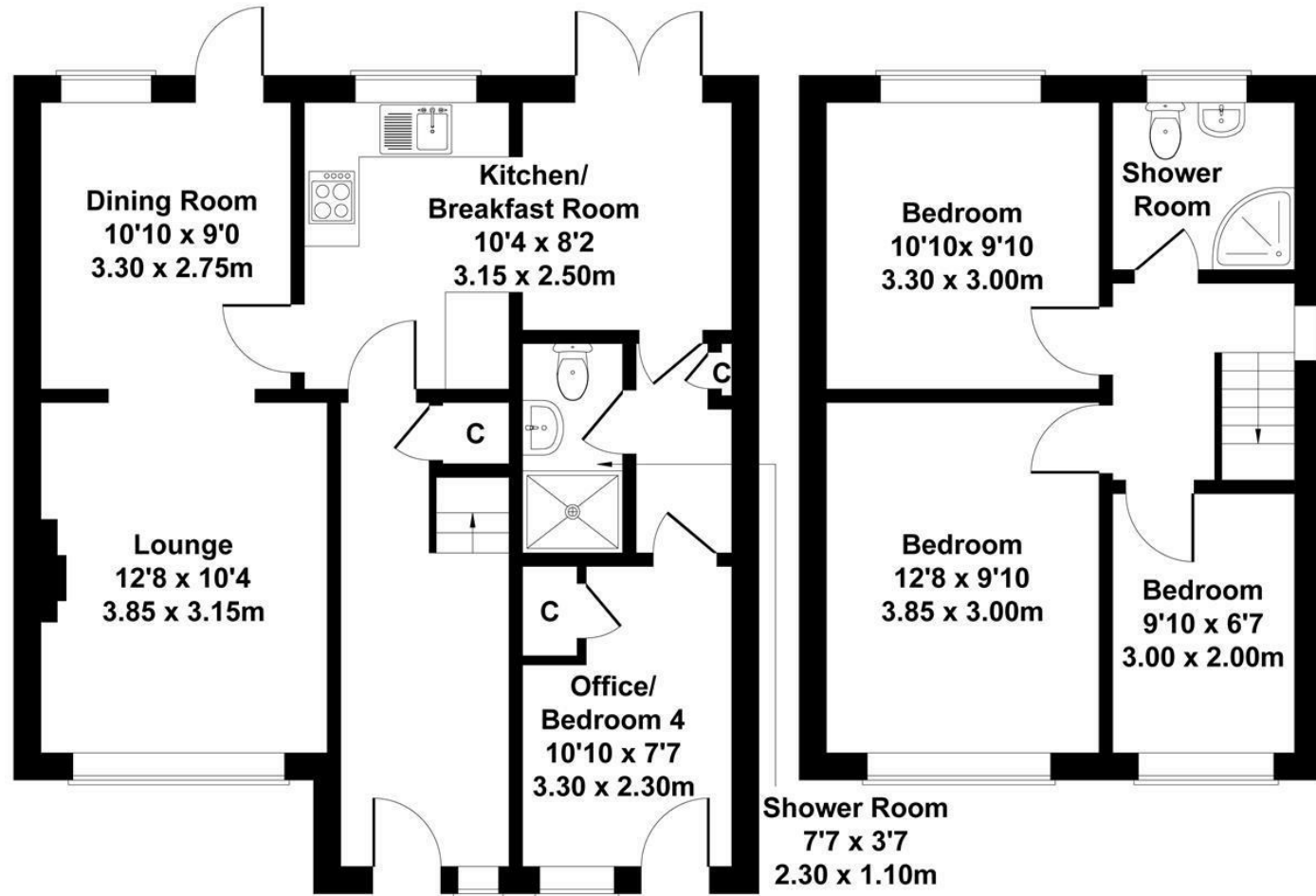
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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.



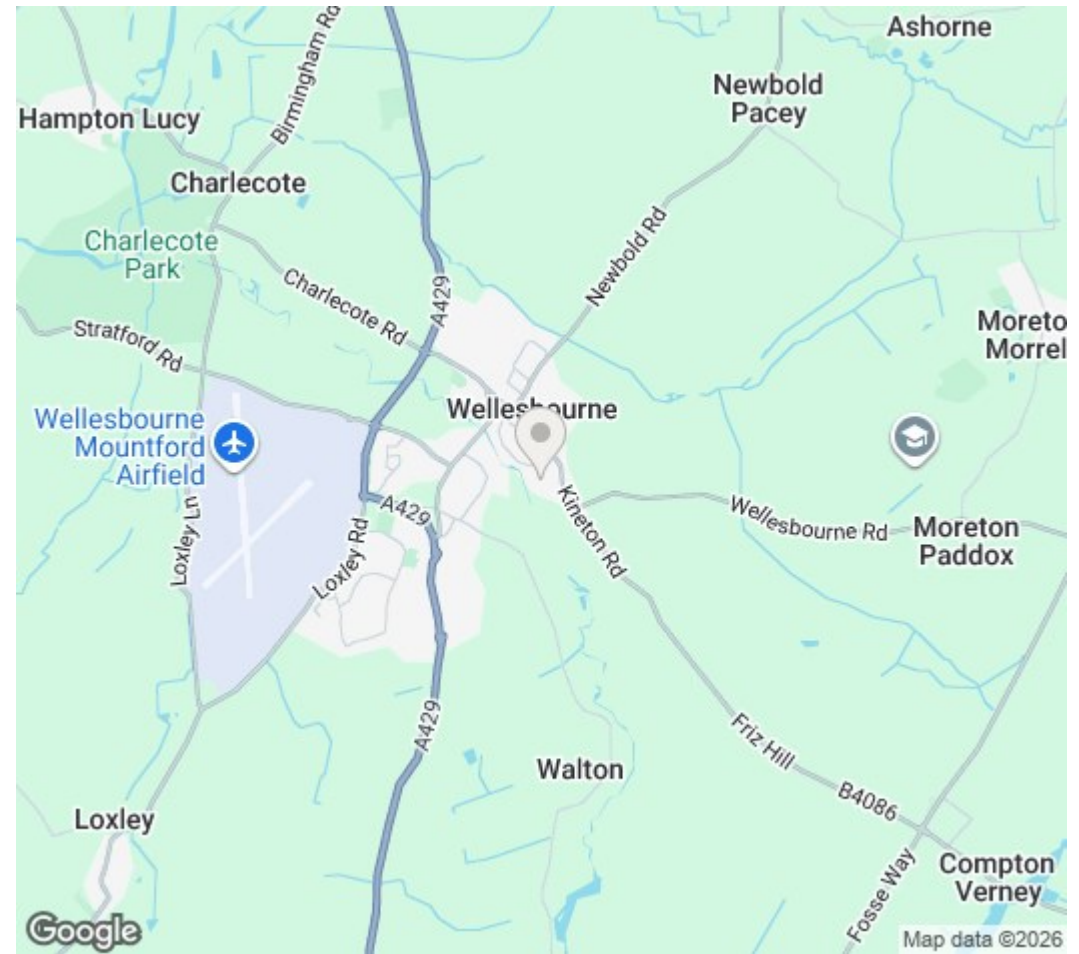


**GROUND FLOOR**

**FIRST FLOOR**

Approximate Gross Internal Area = 97 sq m / 1044 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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