

Peter Clarke

IN ASSOCIATION WITH

Winkworth



23 Hammerton Way, Wellesbourne, Warwick, CV35 9NS

- NO CHAIN
- Extended living space
- Kitchen with access direct to the garden
- Two bedrooms
- Modern shower room
- Easy to maintain rear garden
- Garage and driveway



£325,000

ACCOMMODATION

A side elevation entrance door opens into the hallway with storage cupboards. A door opening into the living area which boasts a historic extension creating an additional sun room, dining room, study or snug. Doors leading out on the rear garden. The kitchen is fitted with a range of wall and base units with worktop over, inset sink and drainer and window overlooking the rear garden. Space for cooker, undercounter fridge-freezer and space for washing machine. Side door allowing access to the garden. The shower room is fitted with walk in shower enclosure, wc and wash hand basin. Tiled, heated towel rail and extractor fan. Bedroom one offers a double bedroom with wardrobes and bay window the front. The second bedroom is also positioned to the front of the property.

OUTSIDE

A low maintenance rear garden thoughtfully landscaped with decorative gravel, mature planting and established shrubs and flower borders. Patio area laid to the width of the bungalow and timber fencing to boundary.

Driveway parking to the side of the property for multiple vehicles and the added benefit of a garage which has up and over door to the front as well as door to the side which can be accessed from the garden.

GENERAL INFORMATION

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

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. ****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****

Listed: No | Broadband: Ultrafast available (Checked on Ofcom July26) | Minimum Mobile Coverage: 67% O2 (Checked Ofcom July26)

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: TBC A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

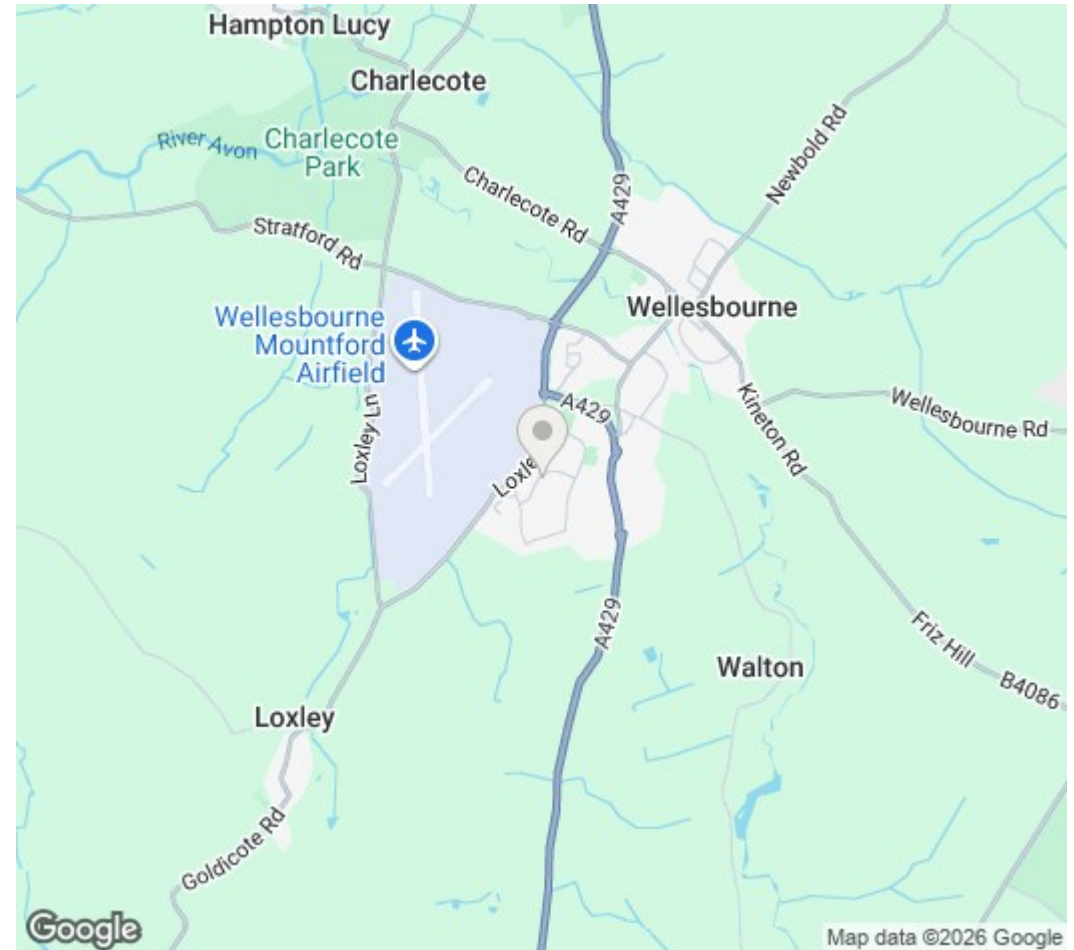


Wellesbourne, Warwick



Total floor area: 66.4 sq.m. (715 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



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