

46 Warwick Road, Wellesbourne, Warwickshire, CV35 9EA

- No onward chain
- Living - dining room
- Kitchen
- Conservatory
- Bathroom
- Two bedrooms
- Low maintenance garden
- Allocated car parking space

2 1 2

£240,000

Offered with no onward chain, this mid terrace house is conveniently located within easy reach of village amenities and offers good access to the motorway network and neighbouring towns. The accommodation comprises a living room, kitchen, conservatory, two bedrooms and a bathroom. Externally, the property benefits from a low maintenance garden and an allocated parking space.

ACCOMMODATION
Pathway leading to the front door which opens into living - dining room with stairs rising to the first floor and window the front aspect. Through into the kitchen which is fitted with a range of wall and base units and window to the rear aspect. Space for kitchen appliances. Door into conservatory which allows direct access to the garden. Upstairs there are two bedrooms one positioned to the rear of the property and the other to the front. The bathroom is fitted with a suite comprising of wc, basin and bath.

OUTSIDE
Outside offers a decked area path leading to the rear gate and the remainder laid with astroturf. Allocated car parking space.

GENERAL INFORMATION
TENURE: The property is understood to be Freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

CHARGES: There is an annual charge of £375.38 payable to Loveitts Longlease. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.
Listed: No | Broadband: Ultrafast available (Checked on Ofcom Oct26) | Minimum Mobile Coverage: 72% Vodafone (Checked Ofcom Oct26)

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

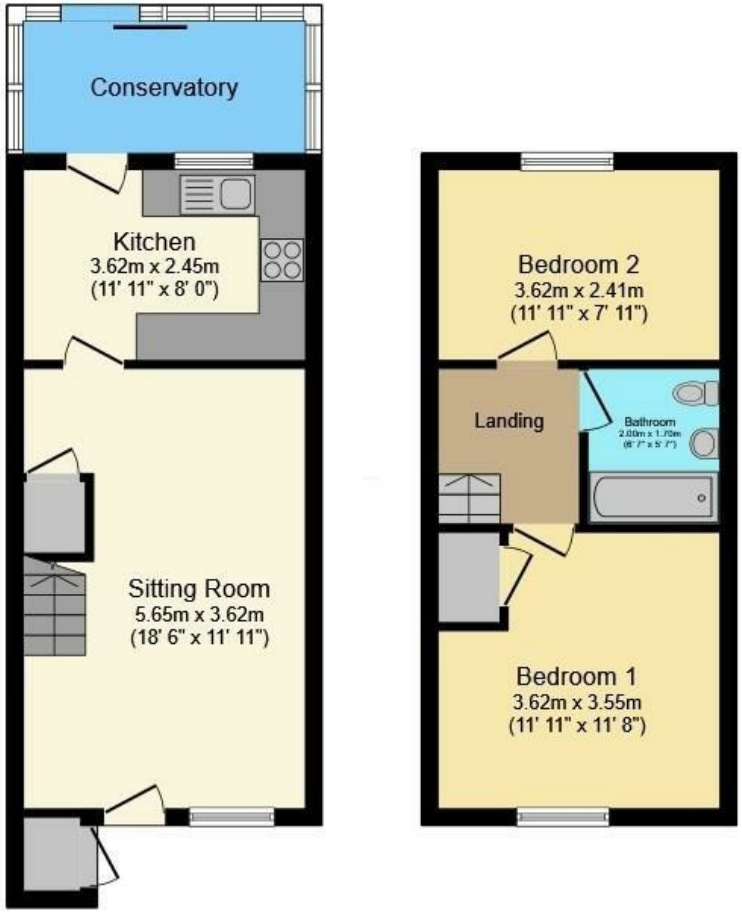
VIEWING: By Prior Appointment with the selling agent.







Wellesbourne, Warwick

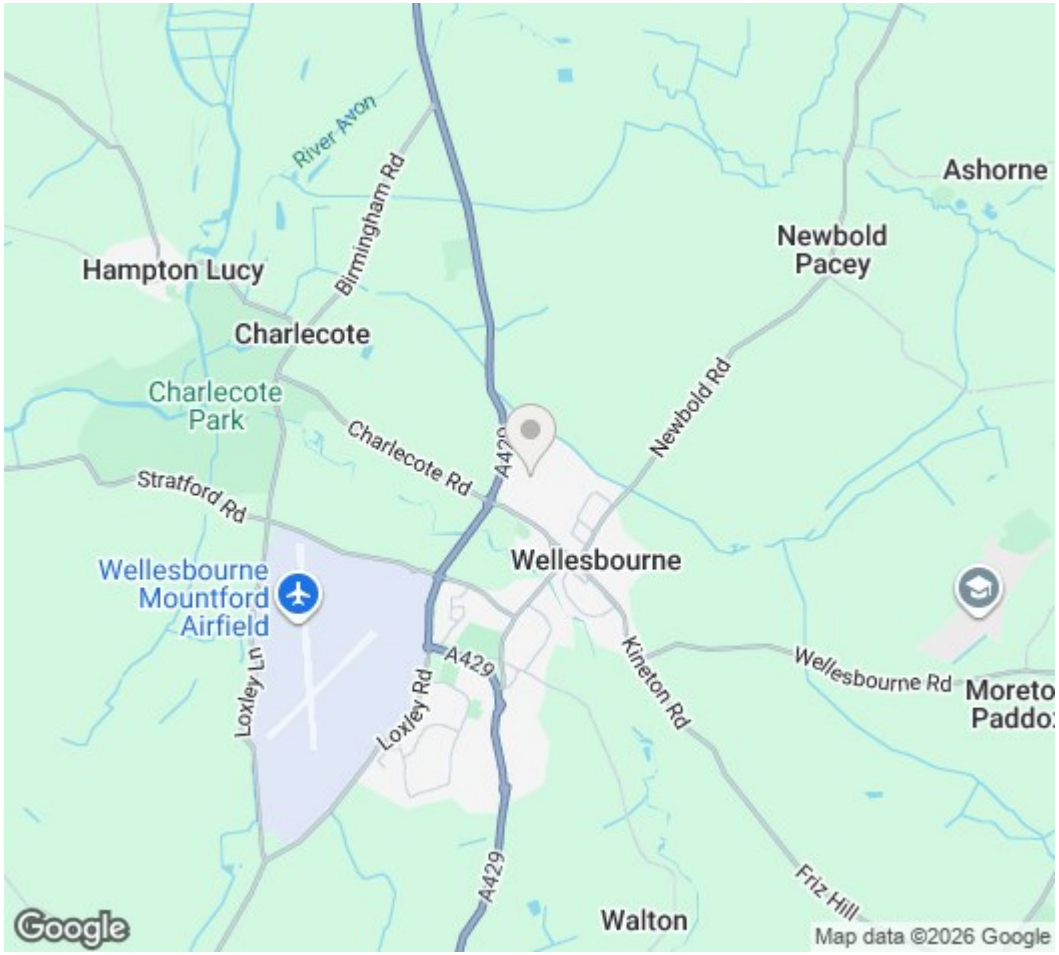


Ground Floor First Floor

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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