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27, Hastings Road, Wellesbourne, Warwick

Guide Price £280,000

Situated within the popular village of Wellesbourne, Hastings Road forms part of a well-established residential setting just off Newbold Road, conveniently placed for the excellent local amenities.

The accommodation is well arranged and, in brief, comprises: entrance hall with cloakroom, comfortable lounge, with access to a rear entrance lobby, and a dining kitchen. On the first floor, there are three well-proportioned bedrooms and a modern shower room.

Outside, the property benefits from a rear garden, together with a carport, driveway parking, and a single garage.

NO UPWARD CHAIN. Energy rating D.

Location

Wellesbourne is a well-served and highly regarded village, ideally positioned approximately six miles from the historic centres of Stratford-upon-Avon, Warwick, and Leamington Spa. The village offers an excellent range of day-to-day amenities, including a variety of shops, a Co-op, Sainsbury's, a post office, library, medical centre, dentist, local inns, and a well-regarded primary school.

For commuters, the M40 motorway is easily accessible via Junction 15 at Longbridge, just four miles away, providing convenient links to the wider Midlands motorway network. Warwick Parkway railway station is also within easy reach, offering regular services to London Marylebone and the surrounding areas.

Approach

Through a double glazed entrance door into:

Entrance Hall

Vertical radiator, staircase rising to the First Floor Landing, under-stairs Storage Cupboard. Doors to:

Cloakroom

White suite comprising WC, corner wash-hand basin, with mosaic-tiled splashbacks and storage cupboard below, double-glazed window to the front aspect.

Lounge

14'5" x 10'6" (4.40m x 3.21m)
Radiator, internal glazed window with views of the kitchen, built- in storage cupboard, double-glazed patio door to rear aspect and garden. Door to:

Rear Lobby

An opening leads to a deep Storage/cloaks area, and a UPVC double-glazed casement door provides access to the rear garden.

Dining Kitchen

15'7" x 8'8" (4.77m x 2.65m)
Range of matching base and eye level units, complementary worktops and tiled splashbacks, inset single drainer sink unit with mixer tap. Hotpoint electric oven with storage cupboards above and below, four-ring gas hob with extractor unit over. Integrated fridge/freezer, space and plumbing for washing machine, Bosch semi-integrated dishwasher. Downlighters, radiator, shelved pantry cupboard, concealed Ideal Classic gas-fired boiler and a double-glazed window to the front aspect.

First Floor Landing
Built-in Airing/Linen Cupboard, adjacent storage cupboard. Doors to:

Bedroom One
12'5" x 10'2" (3.81m x 3.10m)
Built-in wardrobe with a double bed inset, providing ample hanging rail, drawer and storage space, and a double-glazed window to the front.

Bedroom Two
8'10" x 8'7" (2.71m x 2.64m)
A radiator and a double-glazed window to the rear aspect.

Bedroom Three
13'9" x 8'11" (4.21m x 2.72m)
Double-glazed window to the rear.

Shower Room
White suite comprising WC, pedestal wash hand basin, Shower Enclosure with Mira shower system with glazed sliding shower door and shower screens, heated towel rail and a double-glazed window to the front.

Outside
Open-plan lawned garden with a pathway leading to the entrance door.

Rear Garden
Laid to lawn with socked borders, leading to the carport and driveway and the garage.

Garage
Having an up & over door.

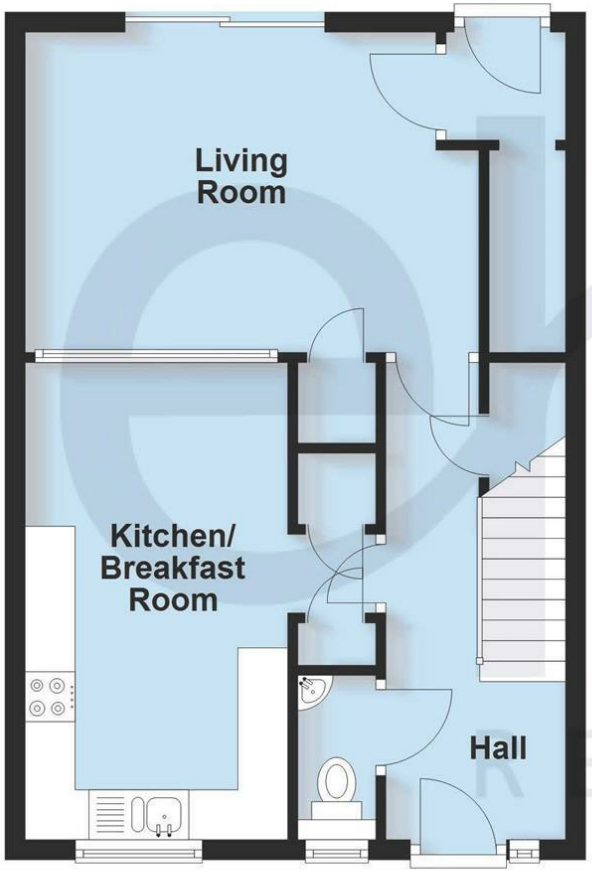
Tenure
The property is understood to be Freehold, although we have not inspected the relevant documentation to confirm this.

Services
All main services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

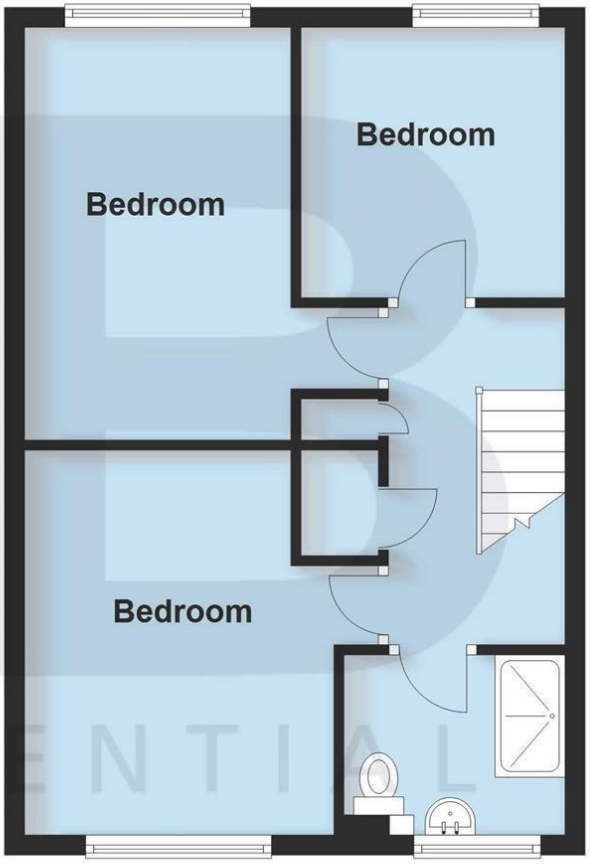
Council Tax
The property is in Council Tax Band "C" - Stratford upon Avon District Council

Postcode
CV35 9PP

Ground Floor
Approx. 43.8 sq. metres (471.2 sq. feet)



First Floor
Approx. 43.8 sq. metres (471.2 sq. feet)



Total area: approx. 87.5 sq. metres (942.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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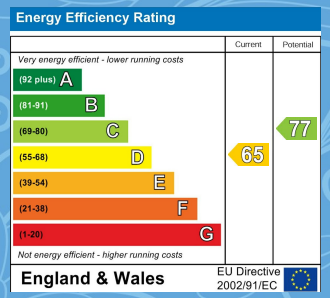

Also at: Leamington Spa, Somerset House, Clarendon Place, Royal Leamington Spa CV32 5QN

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