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Wellside, Park Drive, Claverdon, Warwick

Price Guide £550,000



Offering superb potential, this mature, three-bedroom detached bungalow is situated in a generous plot, positioned in the heart of this highly desirable village. The accommodation, which requires some modernisation is arranged as follows: Reception hall, living room, dining room, breakfast kitchen, utility room, en-suite and separate shower room. The good-sized established gardens extend to the front, side and rear, with an ample driveway and a detached garage incorporating a versatile store/studio room. Energy rating E. NO UPWARD CHAIN

Location

The desirable village of Claverdon is situated approximately 5 miles from the county town of Warwick and 6 miles north of Stratford upon Avon. Although the village is surrounded by glorious rolling countryside with its many footpaths and bridleways, major employment centres are within easy driving distance, as is junction 15 of the M40 motorway and Warwick Parkway Station, on the Chiltern line to London Marylebone.

The village benefits from a Medical Centre with a

dispensary, a Community shop, village football, and cricket teams, a tennis club, two pubs, a thriving Parish Church and community centre, two children's nurseries, and the popular Primary school.

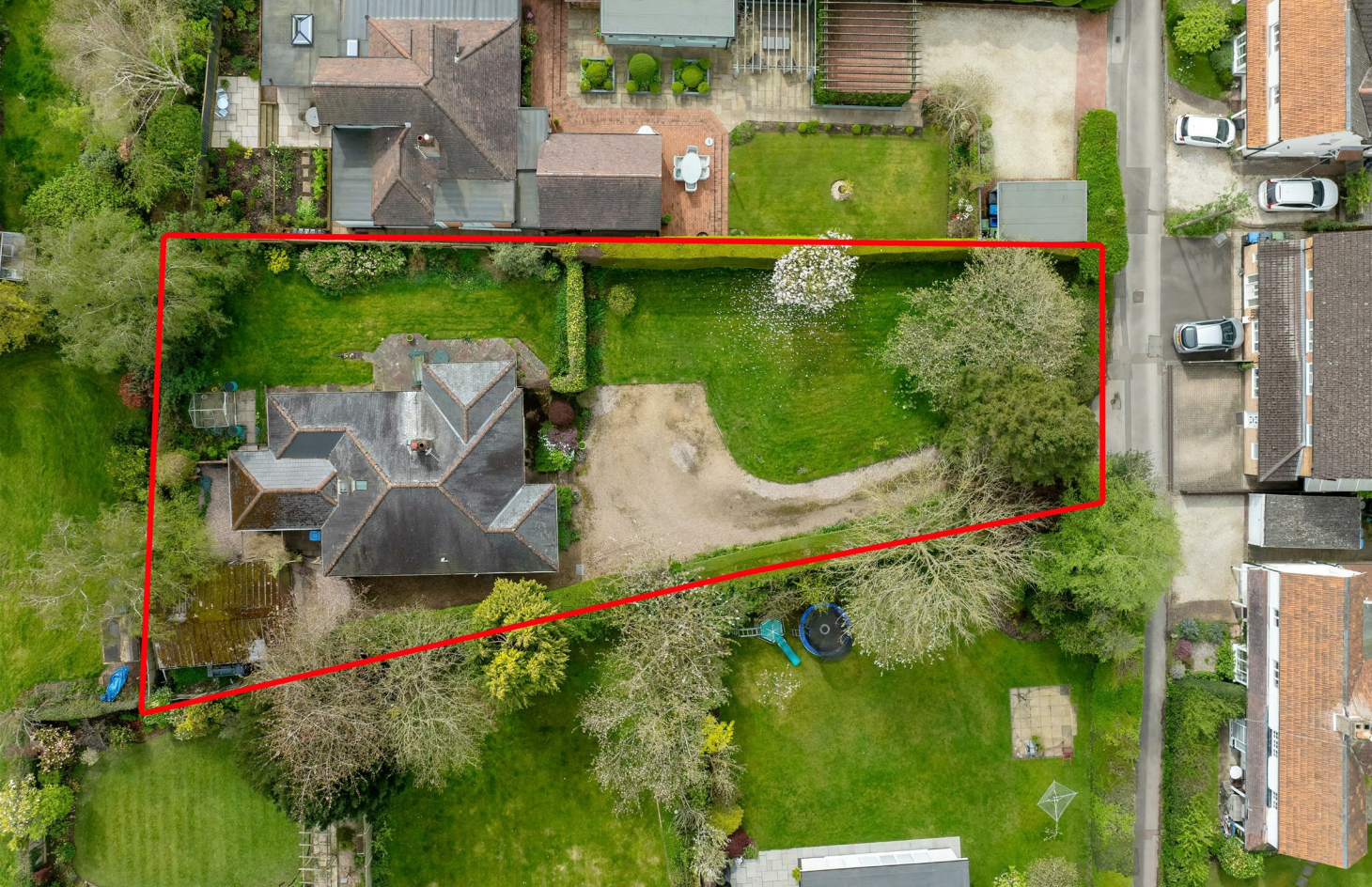
Recessed Storm Porch

With quarry tiled floor and a part glazed entrance door into:

Reception Hall

Exposed floorboards, radiator, built-in full height Cloaks/Storage Cupboards, access to roof space. Doors to:





Living Room

16'11" x 12'11" + depth of bay (5.18m x 3.96m + depth of bay)
Stone surround fireplace with open hearth and raised display mantels to either side. Light points, sealed unit double-glazed window to the front aspect with radiator below and an additional double glazed window to the side aspect with radiator below.

Dining Room

11'11" x 11'11" (3.65m x 3.65m)
Exposed floorboards, radiator, double-glazed patio doors to the side aspect and gardens. Door to:

Breakfast Kitchen

12'1" x 9'8" (3.70m x 2.95m)
Range of base and eye level units, worktops, inset single drainer sink unit with mixer tap and rinse bowl. Built-in electric oven and induction hob, Hotpoint washing machine, radiator, tiled floor and sealed unit double-glazed windows to side and rear aspects.

Boiler/Pantry Room

Electric light, floor mounted Grant oil-fired boiler, window to side aspect.

Spacious Utility Room

14'10" x 7'4" widening to 9'8" (4.53m x 2.26m widening to 2.95m)
Base and eye level units, worktops, space and plumbing for further appliances, tiled floor. Double door shelved storage cupboard, sealed unit double glazed windows to side and rear aspects and a solid stable door-to-side aspect.

Bedroom One

12'1" x 11'9" (3.70m x 3.60m)
Radiator, sealed unit double glazed window to the front aspect. Door to:



En-Suite Shower

Wide tiled shower enclosure with shower system and glass shower screen. WC, pedestal wash hand basin, fully tiled walls, radiator, ceiling light point, shaver point and a sealed unit double-glazed window.

Bedroom Two

11'11" x 9'5" (3.65m x 2.89m)

Built-in range of fitted wardrobes providing ample hanging rail, drawer and storage space with double bed inset, radiator and a sealed unit double glazed window to the side aspect.

Bedroom Three

11'11" x 8'10" (3.65m x 2.71m)

Radiator and a sealed unit double-glazed window to the rear aspect.

Shower Room

Vanity unit with inset oval wash basin with storage cupboards below. Tiled shower enclosure with Mira shower, WC, radiator, fully tiled walls, and skylight.

Outside

The property is set in a large plot position, with generous-sized gardens to the property's front, side

and rear. The gardens are mainly laid to lawn with a variety of specimen shrubs, mature hedging and an apple tree, The drive driveway provides ample off-road parking which in turn leads to the:

Detached Garage

22'4" x 8'2" widening to 16'6" at the front section (6.81m x 2.49m widening to 5.03m at the front section) Having an electric up and over door, with power and light.





Store/studio Room

14'2" x 7'5" (4.34m x 2.28m)

Which forms part of the garage, downlighters service door and windows to the side.

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

except gas, heating is by way of an oil-fired system. 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, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

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

Postcode

CV35 8HG

Ground Floor
Approx. 117.6 sq. metres (1265.9 sq. feet)



Total area: approx. 117.6 sq. metres (1265.9 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

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