



Bristol Way, Warwick, CV35 9TJ

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE NOW - DEPOSIT ALTERNATIVE AVAILABLE \*\*\*

Located in Wellesbourne, Warwickshire, this well-presented home is perfectly suited to professionals or a small family.

The property comprises a spacious, fully carpeted lounge with sliding doors leading into a bright conservatory, offering lovely views and direct access to the rear garden. The kitchen provides generous storage space and comes complete with white goods (washing machine housed to the integral garage), including an electric oven and hob.

The main bedroom is a generous double featuring a built-in mirrored wardrobe. The second bedroom is a bright and spacious single room, ideal as a child's bedroom, guest room or home office. The family bathroom includes a bath with shower over, WC and wash basin.

Externally, the property benefits from both front and rear outdoor space. Additional features include gas central heating throughout and driveway/garage parking for two to three vehicles.

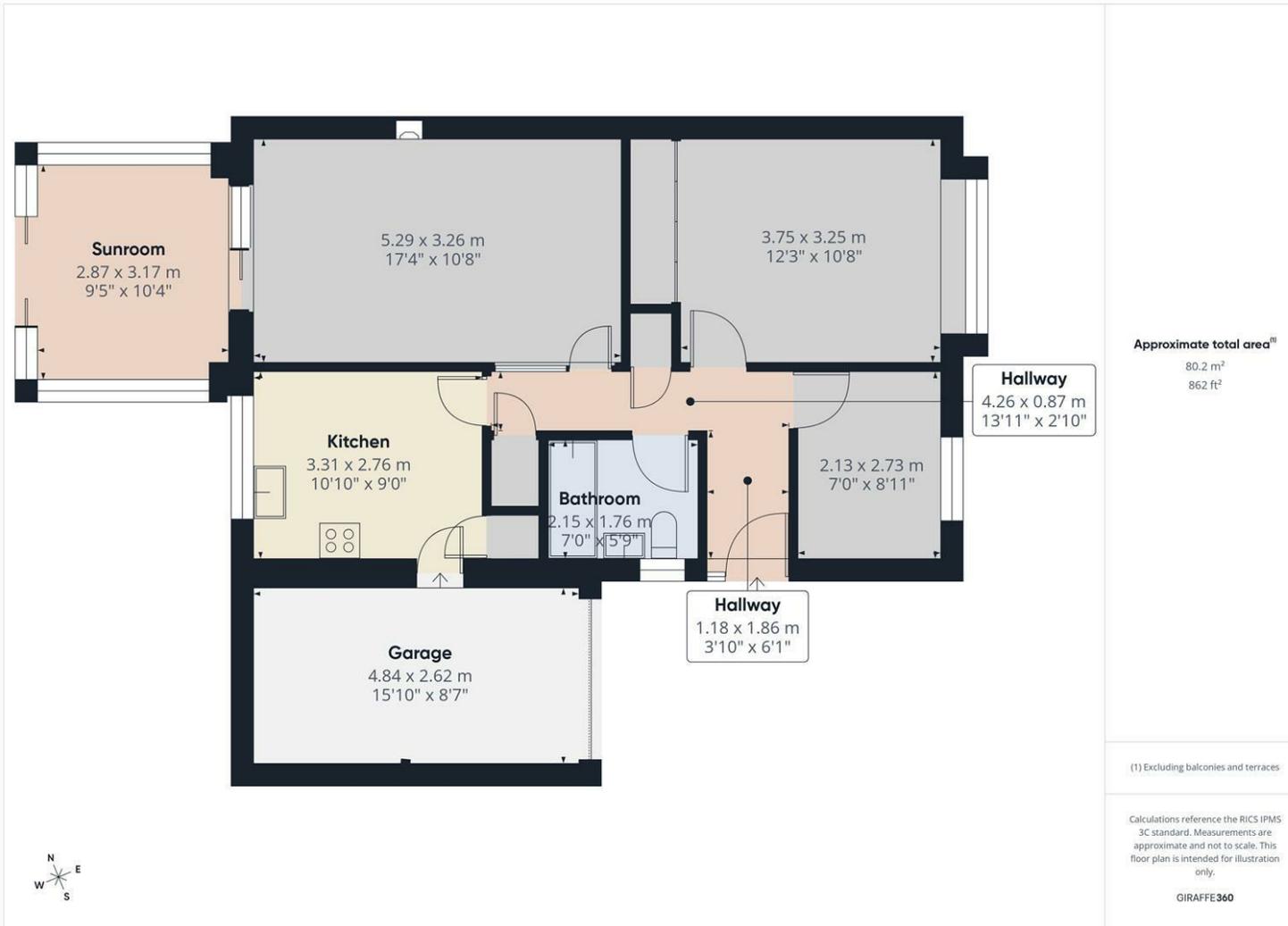
Conveniently located within driving distance of the M40, the property falls within the catchment area for Middle Hunscombe Farm Secondary School and Wellesbourne Church of England Primary School. Local amenities are nearby, and public transport links are just a short walk away. Energy Rating D. Council Tax Band D. One Pet Carefully considered.





# Key Features

- AVAILABLE NOW
- Wellesbourne
- Two-Bedrooms, Two Reception Rooms
- Semi-Detached Bungalow
- Newly Redecorated Throughout
- Rear Private Landscaped Garden
- Driveway Parking & Garage
- Energy Rating D
- Council Tax Band D
- One Pet Carefully Considered



**£1,100 PCM**