



**MARGETTS**  
ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS

**Ground Floor**

Approx. 65.1 sq. metres (700.4 sq. feet)

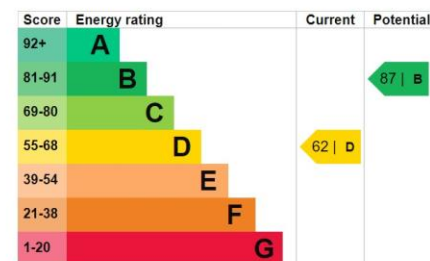


Total area: approx. 65.1 sq. metres (700.4 sq. feet)

**Energy efficiency rating for this property**

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



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**3 Anson Close, Wellesbourne, Near Warwick, CV35 9LL**

Guide Price £310,000 Freehold



A must see! A vastly refurbished and extended, two bedroom bungalow located in the sought after Dovehouse Estate in Wellesbourne. Close to local amenities, supermarkets and well serviced by bus routes to Leamington Spa, Warwick and Stratford-upon-Avon. The bungalow offers immaculate accommodation throughout, with remodelled internal floor space, newly fitted kitchen, bathroom, and a single garage. A newly added conservatory/orangery completes the refurbishment and makes this property second to none!

- Semi-detached bungalow • Remodelled interior • Extended and totally refurbished • Gardens and Parking • Two good bedrooms • Living room • Stunning Conservatory/Orangery • Refitted bathroom/separate shower • Gas central heating • Single garage

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A canopy porch with double glazed front door opens into remodelled Reception Hall with radiator, down lighters and access to the boarded and fully insulated loft. A door also opens to a storage cupboard with power socket.

### CONSERVATORY/ORANGERY

8' 7" x 9' 2" (2.63m x 2.81m)

with windows to the rear, large radiator and sliding glass doors to the side. This charming room has central Cathedral style skylight roof with perimeter down lighters.



### STUNNING REFITTED KITCHEN

9' 3" x 8' 9" (2.82m x 2.68m)

features granite worktops and matching upstands and includes an inset Neff four ring induction hob, and one and a quarter bowl single drainer sink unit with mixer tap. A comprehensive range of base units and drawers house the integrated washing machine, tall fridge and freezer and the Neff electric oven and grill. An electric plinth heater has been included for additional comfort, and there is plumbing and an electrical supply for a dishwasher. Further eyelevel wall cupboards with under unit lighting and cooker hood accompany wood effect flooring, down lighters and a double glazed window overlooking the rear of the property.



### THROUGH LOUNGE DINER

16' 9" x 10' 5" (5.11m max x 3.18m max)

with radiator, down lighters, two wall lights, television aerial connection point and large square arch leading through to the conservatory/orangery and garden beyond.



#### VALUATIONS & SURVEYS FOR PURCHASERS

As Chartered Surveyors we conduct a range of surveys and Valuation Reports for prospective purchasers, including RICS Homebuyer Reports and Valuation Condition Reports. Please telephone us for an informal discussion and competitive fee quotation which we trust will meet your survey requirements. We are, of course, precluded from undertaking surveys on properties that Margetts Warwick Limited are offering for sale.

#### NOTICE

These particulars do not constitute or form part of any offer, or contract, and a prospective purchaser must not rely on any statement made herein or made verbally as representative of any fact. Prospective purchasers should make their own inspections and survey and satisfy themselves as to the correctness of all such statements. Neither the agents, the owner, nor any other persons have any authority to make or give any representation or warranty whatsoever in relation to the property. No responsibility is accepted for any error or omission.

### **BEDROOM ONE**

15' 0" x 10' 6" (4.58m max into bay x 3.21m)

is a spacious double bedroom with a large radiator, two wall lights and further down lighters, space for large wardrobes, and a double glazed bay window overlooking the garden at the front of the property.



### **BEDROOM TWO**

6' 11" x 9' 2" (2.13m x 2.81m)

is a comfortable single with a double glazed window to the front, radiator, two wall lights and down lights.



### **ENLARGED AND REMODELLED BATHROOM**

is beautifully appointed with a white suite comprised of a curved panelled bath with mixer tap, wash hand basin with mixer tap on top of a double door vanity cupboard, and comfort height WC. A further wall mounted storage cupboard, mirror unit and towel rail/radiator are adjacent to the fully tiled walk-in shower, featuring a wall mounted rain shower with adjustable diverter attachment, and a recessed shelf with light.



### **SHOWER PHOTOGRAPH**

### **GARDENS AND PARKING**

To the front there is a lawned garden and concrete driveway providing parking for a number of vehicles and gate giving access to the rear of the property.

### **DETACHED SINGLE GARAGE**

with newly installed up and over door at the front, and a personal door and window at the rear gives additional access to the rear garden. The garage also has electrical supply.

### **REAR GARDEN**

The rear garden has a shaped lawn with path and large patio area.

### **AGENTS NOTES**

We believe the property is freehold.

We believe all main services are connected.

Gas central heating with new boiler fitted with Wi-Fi for NEST and Google Home.

Viewings are strictly by prior appointment via the agents.

