



Peter Clarke

25 Elliott Drive, Wellesbourne. CV35 9RS

£170,000

Improved end house with garden to the front and rear with hard standing. Replacement double glazing and gas boiler, refurbished bathroom. Two good bedrooms, living room and kitchen.

WELLESBOURNE is a large village conveniently situated approximately 6 miles equidistant from the historic towns of Stratford upon Avon, Warwick and Leamington Spa. Wide range of local amenities within the village include a variety of shops, Sainsburys, Co-Op, Churches, Bank, Library, Post Office, Medical Centre, Dentist, Garages, Local Inns and primary/junior school. Access to the M40 motorway and the Midlands Motorway network is from Junction 15 at Longbridge, approximately 4 miles away together with Warwick Parkway railway station

ELLIOTT DRIVE is a residential area comprising of two and three bedroom homes. No 25 is an end house The current owners have replaced the boiler and double glazed windows and also the external walls have been insulated. Work is still required to the kitchen.

OVERHANG PORCH to Double Glazed front door to **HALL** with radiator. Coat hooks, staircase off and door to

LIVING/DINING ROOM 19' 9" x 10' 2" (6.02m x 3.1m) into chimney recess. Windows to front and rear. Laminate flooring. Feature Victorian style fireplace with coal effect gas fire. TV point. Two radiators.

KITCHEN 15' 6" x 8' 8" (4.72m x 2.64m) including under stairs cupboard. Base units with worktop over and inset single drainer stainless steel sink. Space and plumbing for washing machine. Space for cooker and fridge/freezer. Worcester gas fired combi condensing boiler. Window to rear and double glazed door to side access.

FIRST FLOOR LANDING approached from the hall by dog leg staircase with radiator and window. Access to roof space. Window to the side, radiator.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

BEDROOM ONE 16' 0" x 9' 0" (4.88m x 2.74m) plus built in wardrobe cupboards. Triple and double wardrobes, high level cupboards forming recess for bedhead, two bedside units. Two windows to the front, two radiators

BEDROOM TWO 15' 5" x 8' 6" (4.7m x 2.59m) plus built in cupboard. Radiator. Window to the rear.

BATHROOM with modern white suite of panelled bath with chrome shower fitment over. Walls fully tiled to splash area. Pedestal wash basin, low level WC with tiling behind. Window. Chrome towel radiator.

OUTSIDE At the front there is a lawn garden enclosed by picket style fencing. High timber gate to side access. The rear garden is enclosed by high timber fencing with double gates opening to hard standing. Raised lawn area., crazy paved patio.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains electricity, gas, water & drains are connected to the property. However, this must be checked by your solicitor before exchange of contracts.

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: Local Authority Stratford on Avon District Council 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.

DIRECTIONS: approached from Loxley Close or via Stratford Road



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