

Peter Clarke



The Bungalow, Lowes Lane, Wellesbourne , CV35 9RB

£315,000

Boasting a central village setting, standing this well proportioned semi-detached bungalow which enjoys low maintenance gardens whilst having private rear patio garden with garden room and ample off street parking with single garaging. Immediate viewing is required to appreciate the versatile accommodation.



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, Co-Op, Sainsbury's, Churches, 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 with regular trains to London Marylebone and more local services.

APPROACH/FORE GARDEN Commanding an imposing and prominent corner plot position set back behind retaining walling with railing extending to wrought iron gated entry onto a sweeping tarmacadam driveway. The main ornamental

landscaped garden areas are mainly laid to shale/stone with evergreen borders, paved areas to either side with fencing and gated entry to enclosed garden to rear. Immediately to the front of the property is external lighting and access to:

STORM PORCH Having double glazed door and matching window, ceramic flooring and panel glazed door allowing access to the main accommodation.

RECEPTION/ INTERNAL HALL Having doors leading off to all rooms whilst a loft hatch with pull down ladder allows access to boarded loft space which offers radiator, sky light window and door to additional loft storage currently housing a 'Worcester' central heating boiler.

SITTING ROOM A comfortable main reception room with

views to front elevation, feature stone built fireplace with raised hearth and glazed internal window through to:

BREAKFAST KITCHEN Offering a comprehensive range of matching floor and wall mounted storage cabinets with integrated wall extractor, domestic appliance recess space, roll top work surfacing incorporating single bowl sink, ceramic tiled splash back. Door to walk-in pantry and partially glazed door to:

GARDEN ROOM Having ceramic tiled flooring, double glazed window and door offering private outlook and access to:

ENCLOSED PATIO GARDEN This low maintenance private split level garden is mainly laid to paving with external water point, shrub borders with rockery to one side.



BEDROOM ONE Having double glazed window to front elevation.

BEDROOM TWO Having private outlook to rear via double glazed window.

BEDROOM THREE A double glazed window offers views to side elevation.

DINING ROOM/ BEDROOM FOUR A versatile room which has dual aspect views via double glazed windows.

BATHROOM Having ceramic tiled floor extending to a coloured suite that offers a panelled bath with shower unit over, pedestal hand wash basin, full height wall tiling to all walls, access to airing cupboard. Obscure double glazed window to rear.

SEPARATE TOILET Having matching floor tiling, low flush WC and obscure double glazed window over, floor to ceiling wall tiling.

OUTSIDE

PARKING AND GARAGING Offering ample off road street parking within the confines of the front garden and access to single detached garage.

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 gas, electric and drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.



Lowes Lane, Wellesbourne, CV35 9RB
Total Approx. Floor Area 119.80 Sq.M. (1290 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Garage
Approx. Floor
Area 12.40 Sq.M.
(133 Sq.Ft.)

Ground Floor
Approx. Floor
Area 107.40 Sq.M.
(1156 Sq.Ft.)

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: Council Tax is levied by the Local Authority and is understood to lie in **Band D**.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

DIRECTIONS: From the Agents office in the village, proceed around the ring road system in turn continuing onto Bridge Street and continuing along taking the first left hand turning into chapel street where the property is situation near the end of the road on the right hand side.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

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 representations 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.



01789 841114

www.peterclarke.co.uk

Warwick Road, Wellesbourne, Warwickshire CV35 9ND
wellesbourne@peterclarke.co.uk

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Six offices serving South Warwickshire & North Cotswolds