

Peter Clarke



64 Hammond Green, Wellesbourne, Warwick, CV35 9EY

£102,500

Peter Clarke and Company are delighted to offer for sale this well presented shared ownership property with an opportunity to purchase a 50% share. The property enjoys an enclosed rear garden and allocated parking and sits within close proximity to the centre of the village and all its amenities. Early viewing is recommended to fully appreciate.



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 From the communal car parking area, a paved pathway leads to the front of the property allowing access to an outside storage cupboard and a part glazed front door allows access to the main accommodation.

ENTRANCE HALL Having a staircase that rises to the first floor.

GUEST CLOAKROOM Offering low flush WC, pedestal wash hand basin and electric consumer unit.

FITTED KITCHEN 7' 06" x 10' 10" (2.29m x 3.3m) This well presented kitchen offers a comprehensive range of matching floor and wall mounted storage units with roll top work surfacing over which incorporates a built in oven, four ring electric hob with extractor hood over and tiled splash back, sink with drainer and a double glazed window offers views over the fore.

LIVING ROOM 14' 06" x 11' 04" (4.42m x 3.45m) This versatile room offers living space and dining area with useful under stairs storage cupboard with double glazed windows to

the rear and a UPVC double glazed door allows access to:

CONSERVATORY 7' 10" x 12' 06" (2.39m x 3.81m) Having power and lighting. Further UPVC 'French style' doors allowing access to the rear patio area.

BEDROOM ONE 11' 04" x 11' 01" (3.45m x 3.38m) Offering views over the fore via double glazed windows, built in storage cupboard with a further cupboard housing the hot water tank for the property.

BEDROOM TWO 14' 00" x 7' 09" (4.27m x 2.36m) Having double glazed window overlooking the enclosed rear garden. Also having hatch access to loft space.



BATHROOM Offering a white suite which comprises panelled bath with shower screen and shower over and complimentary wall tiling to full and half height. Low flush WC with pedestal wash hand basin and frosted double glazed window.

GARDEN Immediately to the rear of the property is a paved patio area allowing easy access to the shed. Further gated side entry allows access from the rear garden around to the communal parking area. Enclosed rear perimeter fencing and further lawned areas.

PARKING We are advised the property benefits from two allocated parking spaces, although this must be checked by your solicitor before exchange of contracts.

GENERAL INFORMATION

TENURE: We are informed the property is Leasehold, although we have not seen evidence. We are advised that there are 79 years approximately unexpired on the lease. A monthly rental figure of £203.94 is payable. The perspective purchaser is recommended to check out this information before exchange of contracts with the purchase.

MANAGEMENT CHARGE We are informed there is a charge of £95.00 pa applicable for maintenance of the green area and insurance for the play area. The perspective purchaser is recommended to check out this information before exchange of contracts with the purchase.

SERVICES: We have been advised by the vendor there is mains gas, electrics, water and drainage 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: Council Tax is levied by the Local Authority and is understood to lie in **Band B**.





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

DIRECTIONS: From the agents' village office, proceed along the Charlecote Road and take the last road on the right hand side being Hammond Green. The property can be found at the end of the road within the communal car parking area.

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.



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Peter Clarke

Six offices serving South Warwickshire & North Cotswolds