

Peter Clarke



10 Mountford Close, Wellesbourne, Warwick, CV35 9QQ

£385,000

Located within a pleasant residential setting close to local amenities and village schooling within close proximity, stands this recently modernised semi-detached family home which we understand has been re-wired, re-plumbed and re-plastered along with newly fitted bi fold featured doors whilst further enjoying superb modern deluxe kitchen and new bathroom suite. This delightful family home requires internal inspection to appreciate extensive improvements throughout.



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** The property sits back behind wrought iron railing with front garden, whilst a tandem driveway extends to a single garage and door to the rear garden.

A canopy covered front entrance with modern front door allowing access to:

**RECEPTION HALLWAY** A welcoming entrance hall offering high spec laminate flooring which extends throughout the ground floor, under stairs storage cupboard and access to:

**GUEST CLOAKROOM** Comprising low flush WC with window over, pedestal wash hand basin with wall cupboard over which houses the consumer unit.

**'L' SHAPED SITTING ROOM** 17' 09" x 9' 10" (5.41m x 3m) Ext to 14'06" Having dual aspect views via double glazed windows. The focal point of the room stands an open fireplace and offering well-proportioned living space.

**FAMILY KITCHEN/ BREAKFAST DINER** 20' 04" x 10' 09" (6.2m x 3.28m) Ext to 12'06" This superbly finished and appointed re fitted modern breakfast kitchen offers a comprehensive range of 'soft close' floor and wall mounted storage units which are finished in high gloss finish, neatly incorporating integrated oven, five ring gas hob with splash back and Bosch extractor hood over, roll top work surfacing with recess space allowing space for domestic appliance, sink unit with window over offering views to the front elevation and recessed spot lighting to ceiling.

#### **FIRST FLOOR LANDING**

**BEDROOM ONE** 17' 10" x 9' 11" (5.44m x 3.02m) Benefitting from dual aspect views via a double glazed



windows, with fitted cupboard to one side and dimmer lighting to ceiling.

**BEDROOM TWO** 15' 6" x 10' 11" (4.72m x 3.33m) A double glazed window offers views to the front elevation with fitted wardrobes to one side and dimmer light to ceiling.

**BEDROOM THREE** 9' 2" x 7' 11" (2.79m x 2.41m) Double glazed windows offer views over the rear garden with fitted wardrobes to one side and a dimmer light to ceiling.

**BATHROOM** Boasting a modern re-fitted suite which comprises a walk in shower with glazed shower screen, 'rainwater' shower head with floor to ceiling height tiling, low flush WC and a pedestal wash hand basin incorporating soft close fitted drawers and soft close mirrored storage cupboard above. Recessed spot lighting.

**REAR GARDEN** This enclosed rear garden offers a paved patio area suitable for outside furniture, laid lawn and access to an external outbuilding/ potential workshop.

**SINGLE GARAGE** 5' 01" x 9' 1" (1.55m x 2.77m) Access via a metal up and over garage door or via the external outbuilding.

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



Mountford Close, Wellesbourne, CV35 9QQ  
 Total Approx. Floor Area 132.80 Sq.M. (1429 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 24.0 Sq.M. (258 Sq.Ft.)

Ground Floor  
 Approx. Floor Area 54.40 Sq.M. (586 Sq.Ft.)

First Floor  
 Approx. Floor Area 54.40 Sq.M. (586 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 our office proceed along the Warwick Road and take the left turning into Newbold Road. Proceed along and take the next right hand turning into Mountford Close. At the T junction facing the primary school turn right and proceed a short distance and the property can be found just along 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.



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Peter Clarke

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