

Peter Clarke



49 Hammond Green, Wellesbourne, Warwick, CV35 9EY

£330,000

This superbly maintained and recently improved three storey end town house which boasts a central village location on the fringe of a popular modern residential development. The property offers versatile three/four bedroomed accommodation whilst benefitting from low maintenance gardens and double driveway parking and integral garaging.



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 comfortably back at the fore front of the cul-desac set back behind a double width tarmac drive which extends to the integral garage, pathway to gated side personal side entry and enjoying

adjacent featured slate chipping area with small inset magnolia tree. The fore garden offers low maintenance 'astro turf' and recessed porch with external lighting, door to useful bin store and partially glazed door to the main accommodation.

RECEPTION HALL Having useful storage/cloaks cupboard to one side, staircase rising to first floor with built in cupboards beneath, interconnecting door to:

INTEGRAL GARAGE Benefitting from power and lighting and external access via up and over garage door.

HOME STUDY/POTENTIAL FOURTH BEDROOM

A versatile room enjoying views and access to the rear garden via partially glazed door and windows, modern wall mounted radiator, recessed spot lighting to ceiling and interconnecting door to:

GUEST CLOAKROOM Offering low flush WC with double glazed frosted window over, pedestal wash hand basin with heated chrome radiator to one side.

FIRST FLOOR

'L' SHAPED LOUNGE A charming main reception room with double glazed window, 'French' door to a Juliet balcony. The focal point of the room stands a feature fire surround with inset living flame gas fire with raised marble hearth and surround.

IMPRESSIVE KITCHEN This recently modernised kitchen boasts a comprehensive range of high gloss matching floor and wall mounted units neatly incorporating dishwasher, fridge/freezer, double oven with tall larder housing unit to one side, extensive run of work surfacing which incorporates a four



ring gas hob with extractor over, 'Blanco' sink unit, matching wall cupboard neatly housing central heating boiler, feature laminate flooring, double glazed window and 'French' doors to a Juliet balcony, recessed spot lighting to ceiling.

From the first floor landing a staircase with spindle balustrade rises to the second floor which offers hatch to loft space, access to airing cupboard and further doors leading to:

BEDROOM ONE Benefitting from a run of fitted wardrobes to one side, views to front elevation via double glazed window and sliding bi fold door allowing access to:

ENSUITE Having complimentary floor to wall tiling to full height recessed shower cubicle, pedestal hand wash basin and low flush WC, chrome heated towel rail and recessed spot lighting to ceiling.

BEDROOM TWO Benefitting from a part run of fitted wardrobes to one side and having views to rear via double glazed window.

BEDROOM THREE/ NURSERY Offering views to the rear elevation via a double glazed window.

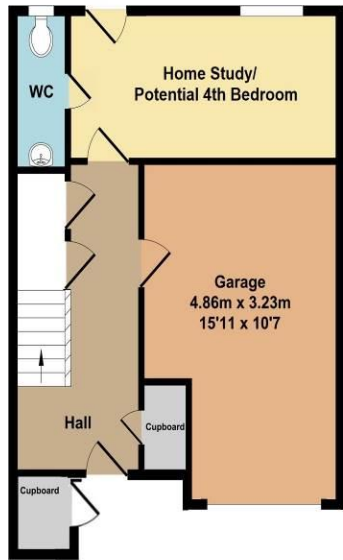
FAMILY BATHROOM Having a white suite with complimentary floor and wall tiling to a panelled bath with shower unit over, pedestal wash hand basin and low flush WC frosted double glazed window to front elevation and recessed spot lighting to ceiling.

REAR GARDEN A delightful landscaped garden being south easterly facing which offers gated side entry onto a paved patio area with beyond lawned 'Astro' turf, bordering evergreen shrubs, decked terrace to rear enjoying floor lighting and perimeter fencing with concrete godfathers, small trees in situ and benefitting from external power, tap/water point and external lighting.

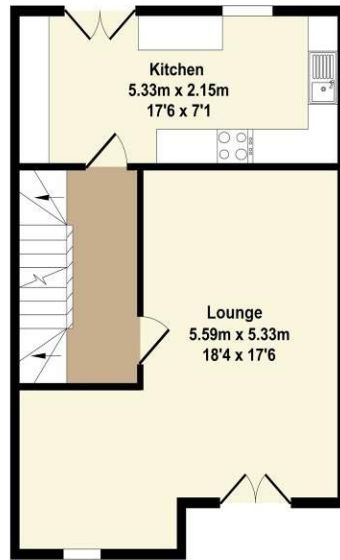


Hammond Green
Total Approx. Floor Area 116.41 Sq.M. (1253 Sq.Ft.)

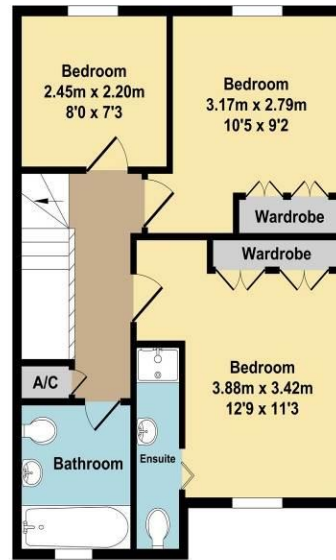
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



Ground Floor
Approx. Floor
Area 36.91 Sq.M.
(397 Sq.Ft.)



First Floor
Approx. Floor
Area 39.75 Sq.M.
(428 Sq.Ft.)



Second Floor
Approx. Floor
Area 39.75 Sq.M.
(428 Sq.Ft.)

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 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 E**.

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

DIRECTIONS: From the bypass on the A429 take the first exit into Wellesbourne and the first turning left into Hammond Green. Proceed along to the central green play area and follow the road round to the right and the property can be found in within the cul de sac immediately 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

Peter Clarke

Six offices serving South Warwickshire & North Cotswolds