

Peter Clarke

IN ASSOCIATION WITH

Winkworth



15 Cherry Orchard, Wellesbourne, Warwick, CV35 9NB

- Two Bedrooms
- Close To Local Amenities
- Private Rear Garden
- Ideal First Time Buyer Or Investment
- Central Village Location
- No Onwards Chain
- EPC Rating: D.



£235,000

A charming property set in the heart of the village Wellesbourne. Offering two bedrooms, bathroom, living room with log burner, kitchen and private rear garden. Offering NO ONWARDS CHAIN.

ACCOMMODATION

Entry through the front door into the welcoming living room, fitted with log burner, dual aspect windows to the front and rear, two wall mounted radiators, storage cupboard, under stairs storage cupboard and stairs rising to the first floor. The kitchen offers a range of wall and base units, window to the side, wall mounted boiler, sink and drainer, oven, hob and door to the rear garden. The first floor has two bedrooms and bathroom. The primary bedroom has window to the front aspect and wall mounted radiator. Bedroom two, with window to the rear aspect and vertical wall mounted radiator. The bathroom is fitted with wc, wash hand basin, P-shaped bath with shower over, heated towel rail and obscured window to the rear.

OUTSIDE

The rear garden is mostly laid to lawn with shed and brick built store. To the front is on road parking.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators. Listed: No | Broadband: Superfast available (Checked on Ofcom July 26) | Minimum Mobile Coverage: 67% O2 (Checked Ofcom July 26)

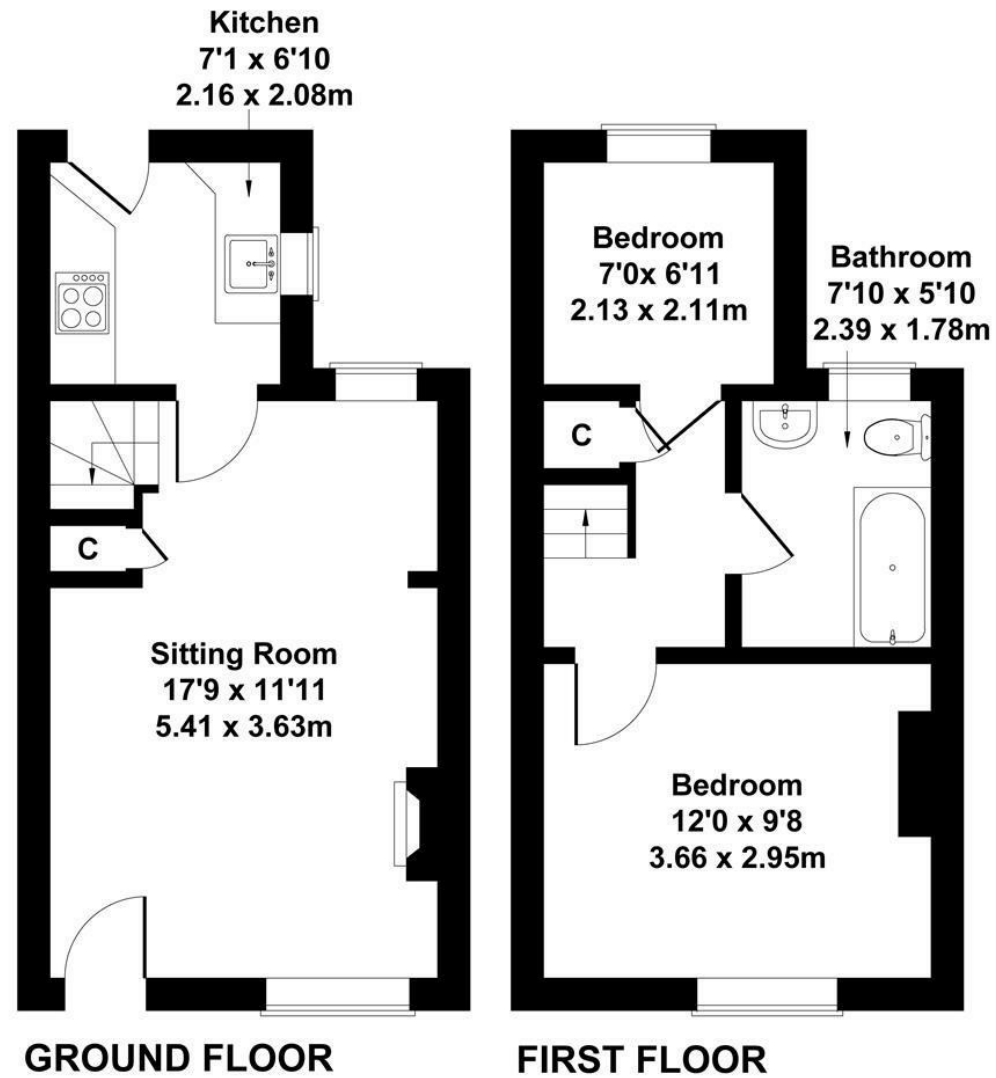
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band B.

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

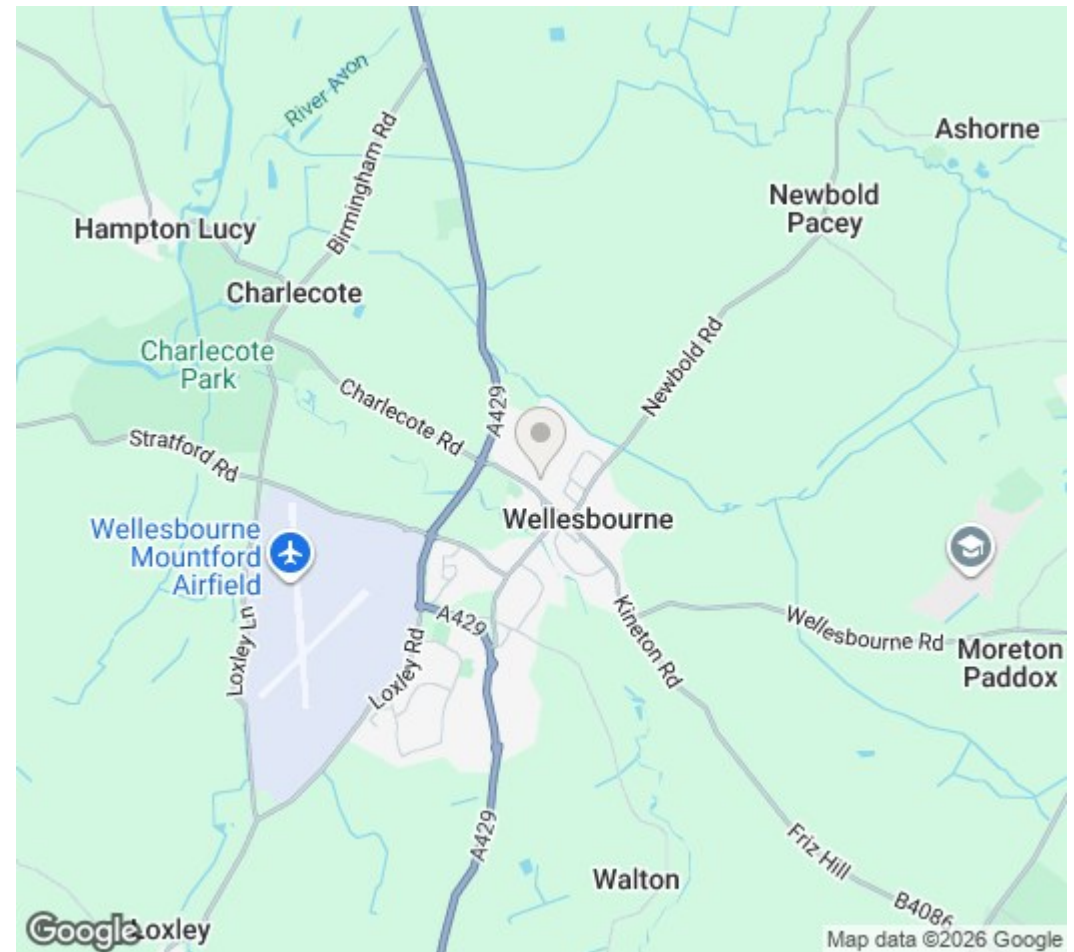
VIEWING: By Prior Appointment with the selling agent.





Approximate Gross Internal Area = 49 sq m / 527 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that 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; 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. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and 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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

Warwick Road, Wellesbourne, Warwickshire, CV35 9ND
01789 841114 | wellesbourne@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke

AN ASSOCIATE OF

Winkworth