



Peter Clarke

IN ASSOCIATION WITH

Winkworth

38 Valletta Way, Wellesbourne, Warwickshire, CV35 9TB

- No chain
- Two bedroom home
- Living - dining area
- Kitchen
- Bathroom
- Enclosed rear garden
- Off road parking
- EPC rating C



£260,000

ACCOMODATION

Front door into entrance hallway with wall mounted radiator and stairs rising to the first floor accommodation. Into the kitchen which is fitted with a range of wall and base units incorporating a one and a half bowl sink and drainer and window overlooking the front aspect. Integrated oven with gas hob and extractor fan over, space for fridge freezer and washing machine and cupboard housing the wall mounted boiler. into the living room which is a well proportioned reception room featuring a fireplace with brick surround, wall mounted radiator, spacious understairs storage cupboard with lighting and sliding doors opening onto the rear garden. Upstairs the first floor landing provides access to the loft space and further door into the airing cupboard with shelving. Bedroom one offers window to the rear aspect, wall mounted radiator and wardrobes. Bedroom two with wall mounted radiator and window to the front aspect. The bathroom is fitted with a suite comprising bath with shower screen and wall mounted shower attachment, wc and wash hand basin with vanity unit, heated towel rail and obscured window to the side aspect.

OUTSIDE

The rear garden is mainly laid to lawn and enjoys patio seating areas, mature borders stocked with a variety of shrubs and trees, together with two garden sheds. A gate provides access to the driveway. To the front of the property is a lawned garden. A driveway provides off road parking for multiple vehicles and is enclosed by a gate.

PARKING

A driveway provides off road parking for multiple vehicles and is enclosed by a gate.

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: Ultrafast available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 67% O2 (Checked Ofcom Jun26)

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.

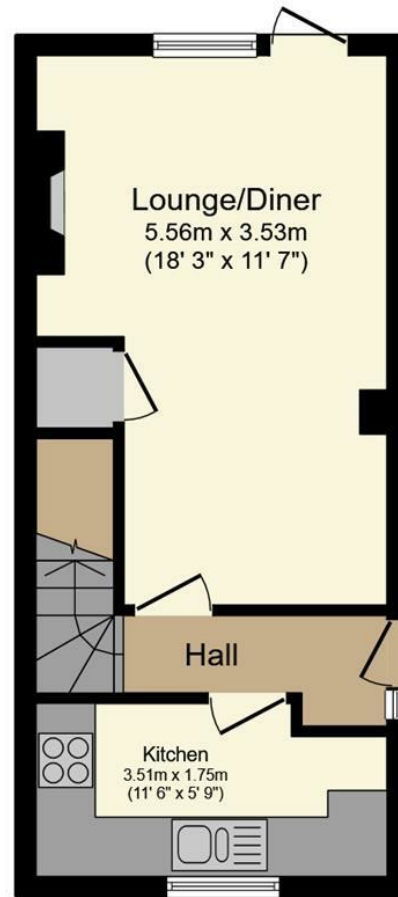
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

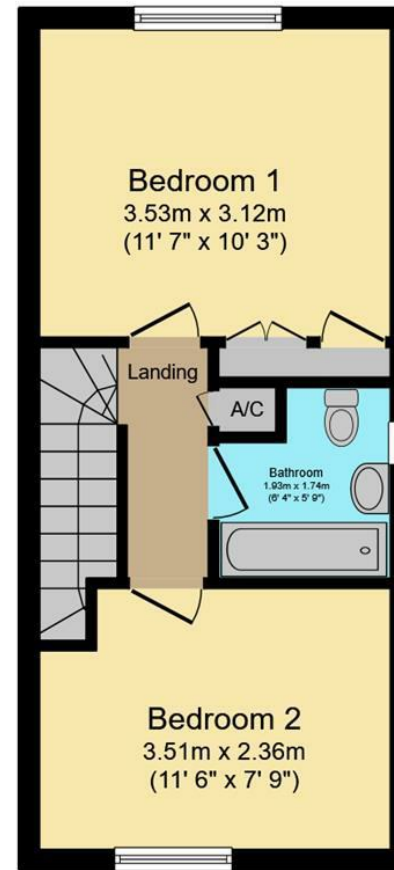
VIEWING: By Prior Appointment with the selling agent.



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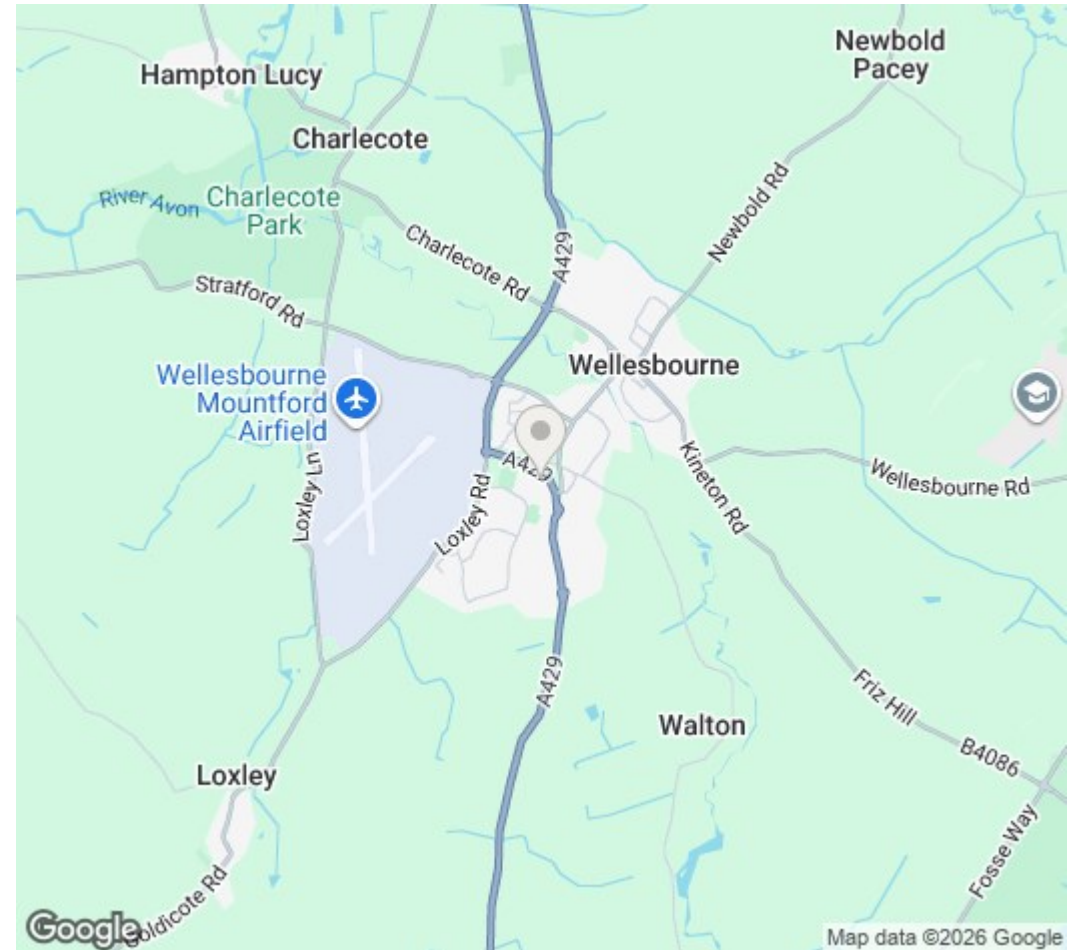
Ground Floor



First Floor

Total floor area: 59.0 sq.m. (635 sq.ft.)

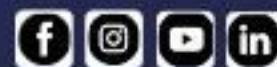
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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serving South Warwickshire & North Cotswolds

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Peter Clarke

AN ASSOCIATE OF

Winkworth