

Peter Clarke

IN ASSOCIATION WITH

Winkworth



25 Hastings Road, Wellesbourne, Warwick, Warwickshire, CV35 9PP

- No onward chain
- Ideal for modernisation
- Off road parking and garage
- Downstairs cloakroom
- Living room and kitchen-diner
- Three bedrooms
- Family bathroom
- Convenient location close to local amenities, primary schools and transport links
- Scope to reconfigure or extend (subject to planning permission)



Asking Price £270,000

ACCOMMODATION

A welcoming entrance hall provides access to the ground floor rooms and has stairs rising to the first floor. Access to downstairs cloakroom fitted with wc and basin. The living room benefits from a two large windows with ample room for a range of furniture arrangements. Hand understairs cupboard inbetween the reception spaces. The kitchen-diner provides a sociable space and boasts the opportunity for modernisation. The room offers space for a dining table and chairs alongside fitted kitchen units. Door out to conservatory and lean to which offers additional space, along with power for utility space, and offers internal access to the larger than average garage.

Upstairs the first floor has access to cupboard on the landing. Bedroom one offers a well proportioned double bedroom positioned to the front of the property and offers built in wardrobe space. Bedroom two offers a further double bedroom with window overlooking the rear aspect. Bedroom three with window to front aspect. The family bathroom is fitted with a suite comprising a bath, wash hand basin and wc with obscure window to rear aspect.

Outside

OUTSIDE

The property benefits from an attractive frontage with two paved driveway providing off road parking and access to the garage. The front garden is complemented by mature planting and low maintenance landscaping. The rear garden offers a low maintenance rear garden.

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 July26) | Minimum Mobile Coverage: 67% O2 (Checked Ofcom July26).

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.





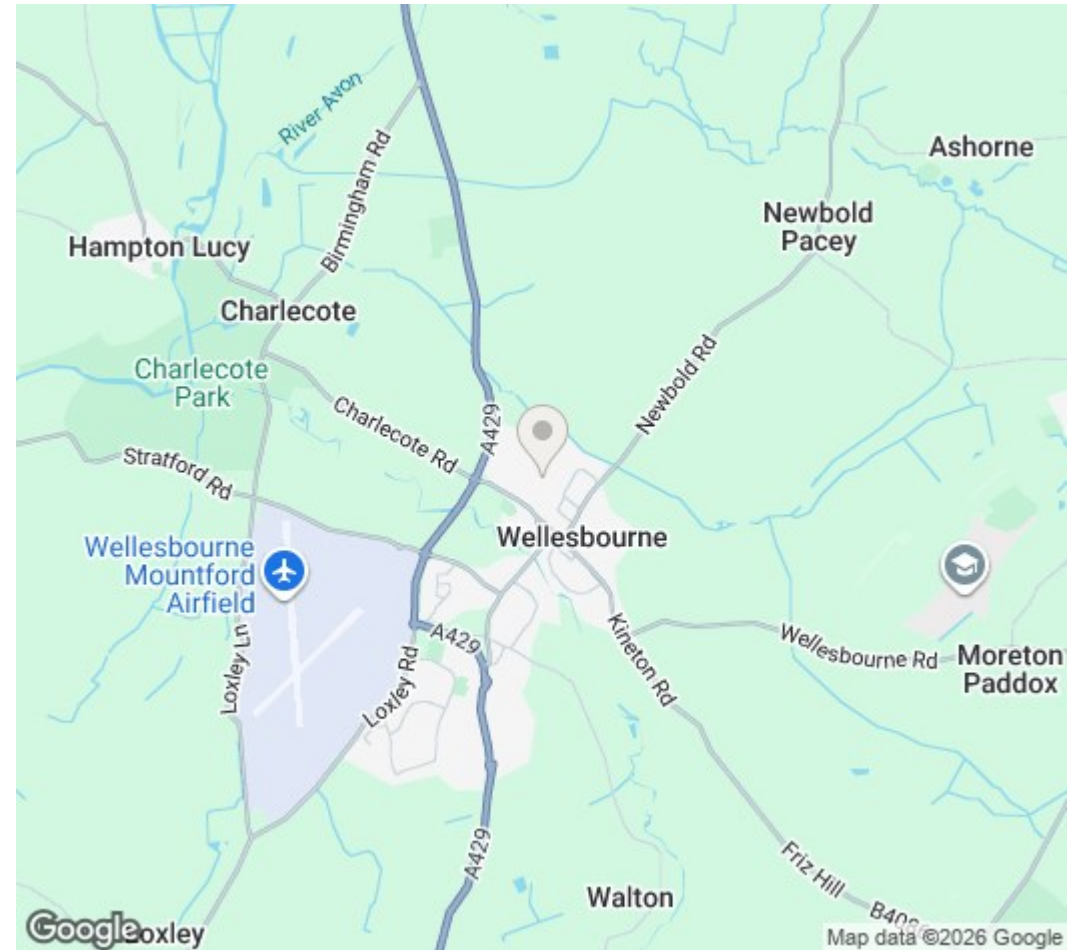
1st Floor



2nd Floor

Total: 1216 sq. ft
 1st Floor: 744 sq. Ft, 2nd Floor: 472 sq. ft
 Excluded Areas: Garage: 235 sq. Ft, Fireplace: 15 sq. Ft, Walls: 147 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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