

Peter Clarke

IN ASSOCIATION WITH

Winkworth



47 Cozens Street, Wellesbourne, Warwick, CV35 9SU

- No Chain
- Two Bedrooms
- Well Presented Detached Bungalow
- Mature Rear Garden
- Driveway For Two Vehicles
- Village Location
- Modern Interior
- EPC rating B



£290,000

Offered with no onward chain a well presented two bedroom detached bungalow occupies a sought after position within the popular and convenient Dovehouse residential area. The accommodation briefly comprises two well proportioned bedrooms, a fitted kitchen, living room and a bathroom. Externally, the property benefits from a beautifully maintained rear garden. Further advantages include off road parking for two vehicles.

ACCOMODATION

Entry through the front door into the entrance hallway with wall mounted radiator and two storage cupboards. Bedroom one offers window to the rear overlooking the garden and wall mounted radiator. Bedroom two has a window to the front aspect and wall mounted radiator. The bathroom comprises of wc, wash hand basin, shower cubicle, extractor fan and obscured window to the rear. The kitchen has a window to the front aspect, a range of wall and base units with worktop over, oven, gas hob with extractor over, one and a half bowl sink and drainer, wall mounted radiator. White goods to include fridge freezer and washing machine. The living room has electric fireplace and surround, wall mounted radiator, window to the rear and door to access the rear garden.

OUTSIDE

The beautifully maintained rear garden provides an attractive outdoor space to enjoy throughout the seasons. A paved patio area complete with a veranda overhead, offers the perfect setting for outdoor dining and entertaining, while a gravelled seating area provides an additional spot to relax. The garden is enhanced by mature planted borders featuring a variety of shrubs and fruit trees, together with an outside tap and a garden shed for storage.

A gate provides convenient access to the driveway, where off road parking is available for two vehicles. To the front the property is an outside tap and is planted with an abundance of colourful flowers.

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.

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.

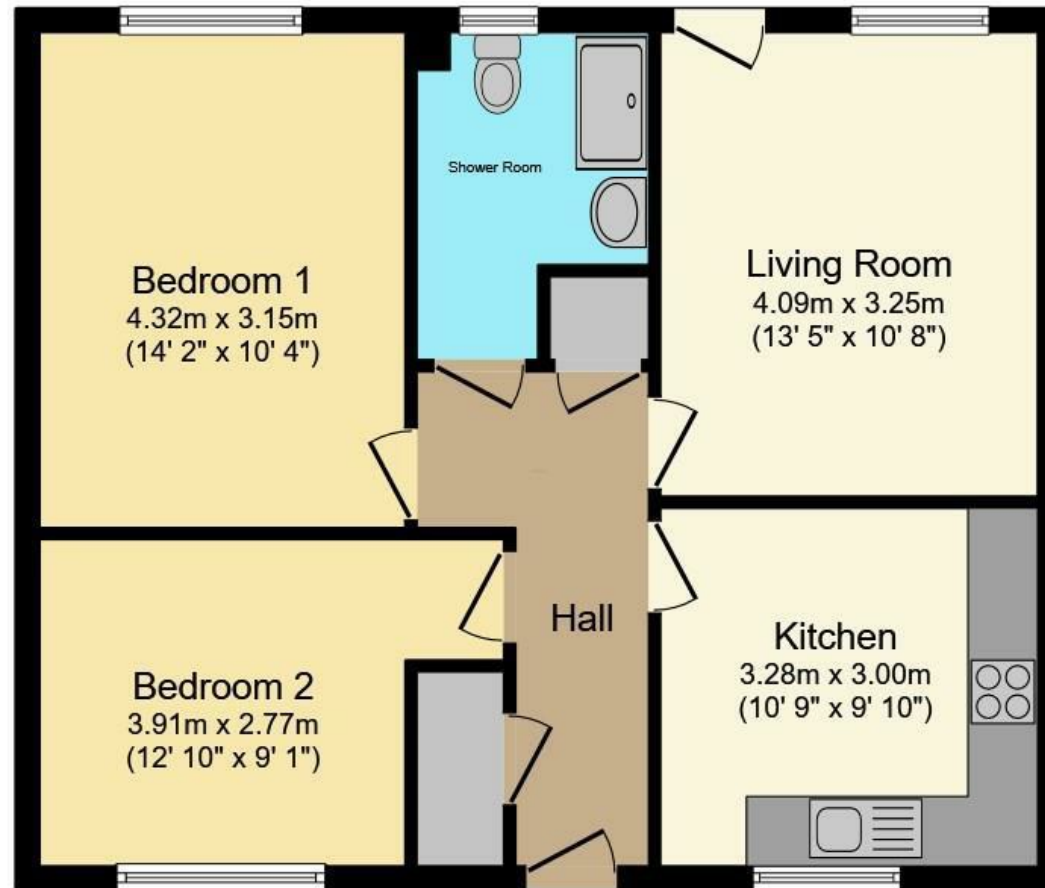
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

VIEWING: By Prior Appointment with the selling agent.



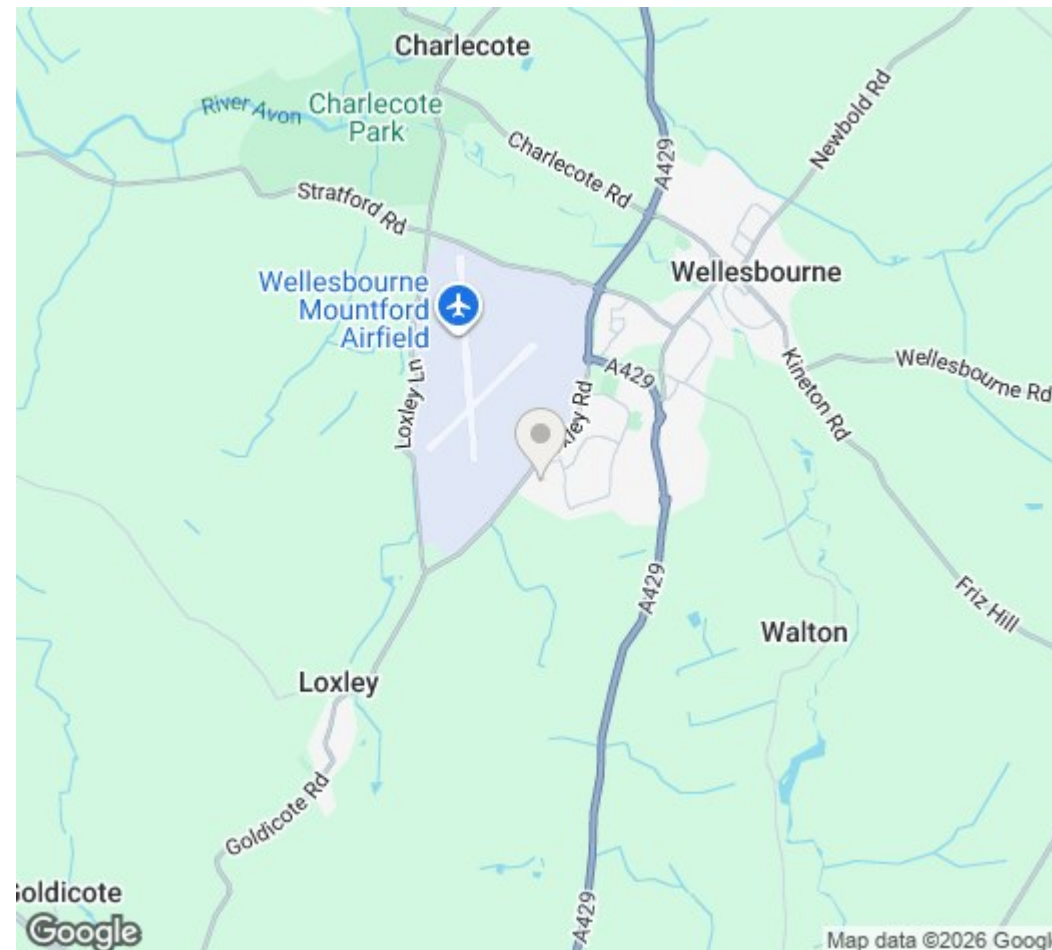
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Ground Floor

Total floor area: 61.8 sq.m. (665 sq.ft.)

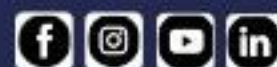
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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

Winkworth