

Peter Clarke



7 Sunderland Place, Wellesbourne, Warwick, CV35 9LE

£255,000

Situated on the edge of the popular Dovehouse Estate, located on the fringe of the village, stands this two bedroom semi-detached bungalow set within a pleasant cul-de-sac setting. The property does require modernisation and updating, but in turn offers a well proportioned property, set within a generous plot offering private rear garden with ample off street parking and side 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 Set back from the road behind a tandem block paved driveway, which extends to a side garage, gated side entry and the fore garden is mainly laid to lawn with a side canopy covered front entrance.

RECEPTION HALL Access to airing cupboard to one side, hatch access to part boarded loft space.

LOUNGE Having double glazed bay window to the front elevation.

KITCHEN Offering a matching range of floor and wall mounted units, work surfacing to either side, built-in oven, hob and single bowl stainless steel sink with double glazed window and door to the rear garden.

BEDROOM ONE Having recessed wardrobe storage to one side, views over the rear garden via double glazed window.

BEDROOM TWO Offering views to the front elevation via double glazed window.

BATHROOM Having a white suite which comprises a panelled bath with shower unit over, tiled splash back extending to a pedestal wash hand basin and low flush WC, frosted double glazed window to side elevation.

OUTSIDE

REAR GARDEN Having decked patio area with creeping vine, mainly laid lawn with mature inset trees, boundary fencing, garden shed.

A glazed courtesy door to:

SINGLE GARAGE Having access from the side driveway via metal up and over door.



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 C**

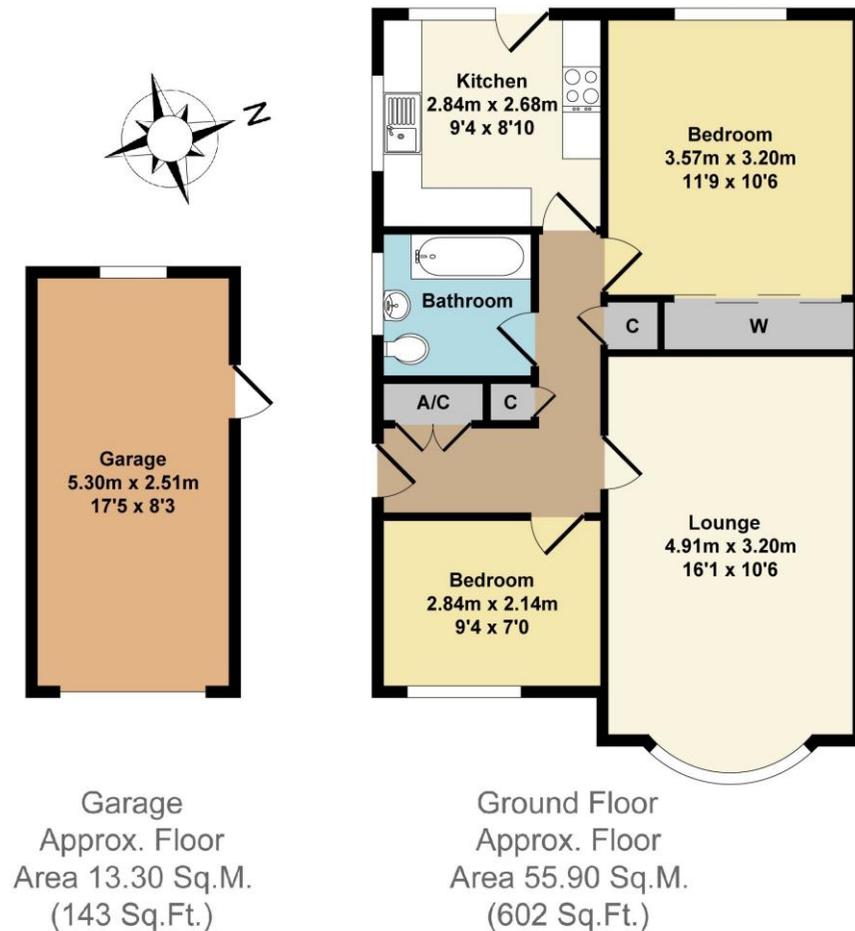
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC. A full copy of the EPC is available at the office if required.



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Total Approx. Floor Area 69.20 Sq.M. (745 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



DIRECTIONS: From the A429 proceed along the bypass to the final island and then proceed along the Loxley Road. Take the second left turn into the Dovehouse estate and the first left into Sunderland Place. The property can be found on the left hand side in the cul-desac.

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.



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Six offices serving South Warwickshire & North Cotswolds