

A two-story brick house with a white gabled porch and a white side extension. The main house is made of red brick and has a dark brown door and windows. The porch has a white gable with dark brown timber framing. To the right, there is a white extension with a window and a potted plant in the foreground. The sky is blue with some clouds.

Peter Clarke

10 Fountain Gardens, Wellesbourne, Warwick, CV35 9EG

Offers Over: £215,000

An ideal first time buy or investment property, stands this two bedroom terraced residence offering versatile accommodation throughout and briefly comprises; Kitchen, lounge/diner, two bedrooms and bathroom. Outside there is an enclosed well maintained garden to the rear and allocated parking to the fore whilst the village centre and popular transport links are close at hand.



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 behind a small lawned fore garden with slate chipped border, pathway to canopy covered open porch with bin store to one side and partially glazed door to:

RECEPTION HALL Having staircase rising to the first floor, laminate flooring extending through to:

KITCHEN Offering matching floor and wall mounted storage cabinets, recess areas ideal for white goods, fitted oven, roll topped work surfacing over incorporating fitted sink with drainer, four ring electric hob, tiled splash back extending to window to front elevation.

LOUNGE/DINING ROOM A well-proportioned main reception room offering under stairs storage cupboard, window and 'French' doors allowing access and views over the rear garden.

FIRST FLOOR LANDING Having access to airing cupboard housing hot water cylinder, hatch access to loft space and doors leading to:

BEDROOM ONE Window to rear elevation.

BEDROOM TWO/STUDY A versatile room with fitted book/display shelving, doors to cupboard above stairwell and window to front elevation.

BATHROOM Offering a white suite that comprises a panelled bath with full height tiling, glazed shower screen, pedestal wash hand basin and low flush WC.

REAR GARDEN Having paved patio area with small inset lawn with tree to one side, timber shed in situ, boundary fencing and gated rear access.



PARKING We understand that the property benefits from an allocated parking space, but currently we are yet to verify this in writing, therefore, we would recommend a prospective purchaser to confirm these details with a legal representative.

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 electric storage heating, mains electricity and drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts. We are advised that there is an annual maintenance charge of £315.00 per year, although we have not seen official documentation to confirm this figure.

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: D. A full copy of the EPC is available at the office if required.

DIRECTIONS: From our office proceed along the Warwick Road past the Shell Garage and take the first turning on the left into Fountain Gardens. The property can be found at the end of the terrace on the right hand side.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



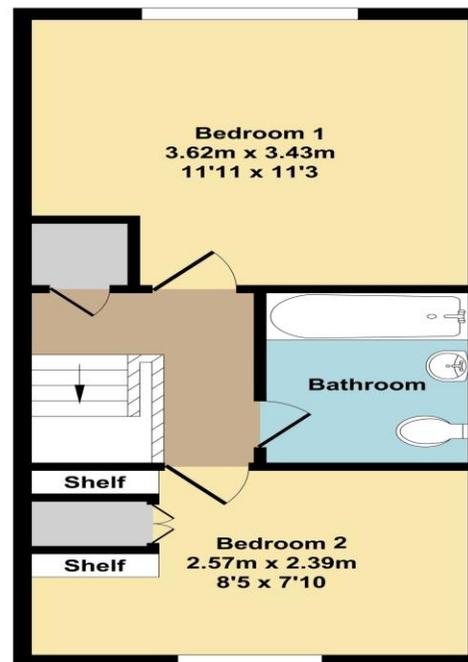
Fountain Gardens, Wellesbourne

Total Approx. Floor Area 59.74 Sq.M. (643 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 29.87 Sq.M.
(322 Sq.Ft.)



First Floor
Approx. Floor
Area 29.87 Sq.M.
(322 Sq.Ft.)

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.



01789 841114

www.peterclarke.co.uk

Warwick Road, Wellesbourne, Warwickshire CV35 9ND
wellesbourne@peterclarke.co.uk

Peter Clarke

Six offices serving South Warwickshire & North Cotswolds