

4 Fountain Gardens, Wellesbourne, Warwick, CV35 9EG

- Village location
- Open plan kitchen-living area
- Double bedroom with fitted wardrobes
- Allocated car parking space
- Bathroom
- No onwards chain
- Easy access to motorway networks, Stratford upon Avon, Leamington Spa and Warwick

1 1 1

£155,000

Offered with no onward chain, this delightful one bedroom first floor maisonette is ideally situated for easy access to village amenities. The property benefits from a central location, allocated parking and excellent access to the motorway network. An ideal opportunity for first time buyers, downsizers or investors alike.

ACCOMMODATION
Entry through the front door into a shared stairwell between just two properties. When entering the apartment, there is an entrance hallway which provides access to loft space. The living-kitchen-diner offers two windows to the front, a range of wall and base units, washing machine and under counter fridge/freezer. Cooker and hob with extractor over and sink and drainer. The bedroom has built in wardrobes, window to the rear and cupboard housing the hot water tank. The bathroom has an obscured window to the rear, wash hand basin, wc, bath with shower over, wall mounted heated towel rail and extractor fan.

OUTSIDE
The property benefits from one allocated car parking space.

GENERAL INFORMATION
TENURE: The property is understood to be Leasehold with 66 years remaining although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.
There is a potential option for the lease to extended. Further details are available upon request through our office.

CHARGES: We have been advised that there is annual ground rent charge of £50 and annual service charge of £375. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.
Listed: No | Broadband: Ultrafast available (Checked on Ofcom October26) | Minimum Mobile Coverage: 72% Vodafone (Checked Ofcom October26)

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast / Superfast / Standard Available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 60% Vodafone (Checked on Ofcom Jun26)

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

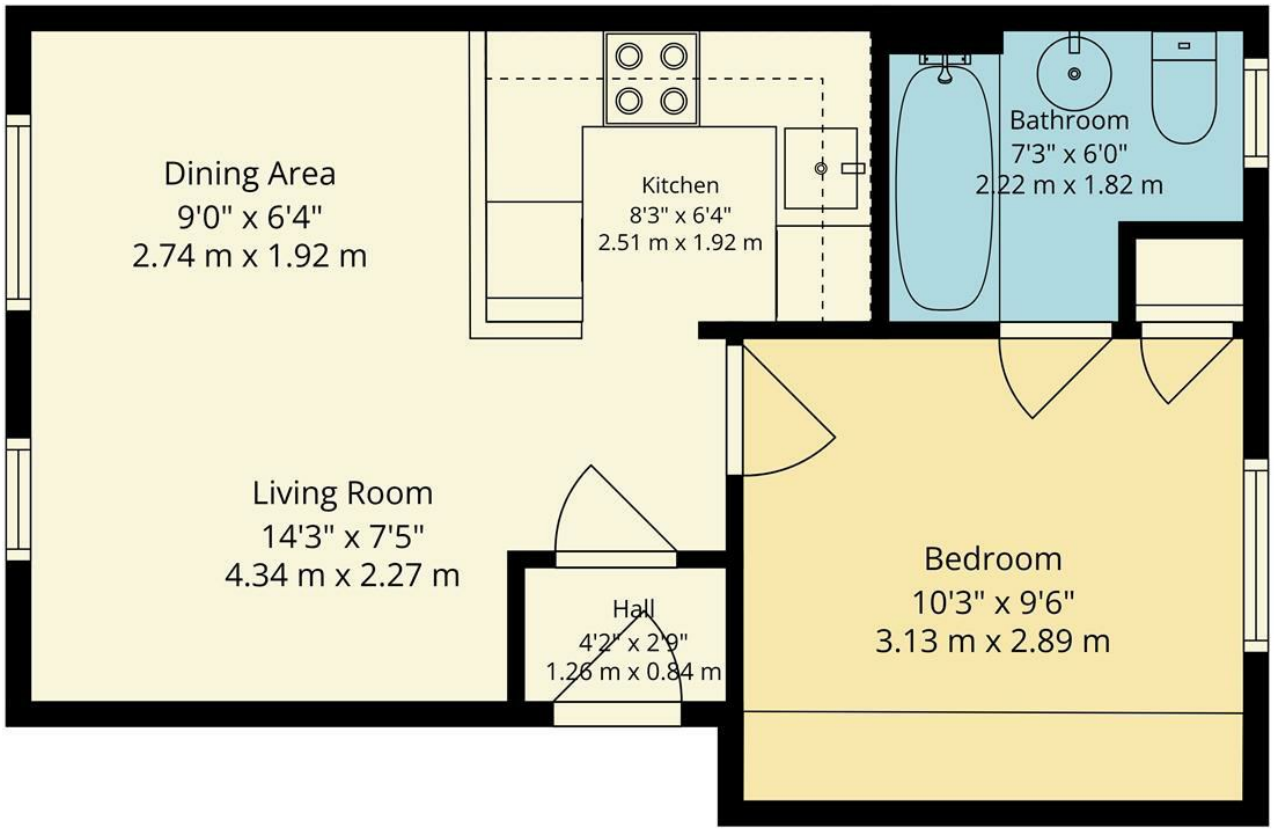
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.







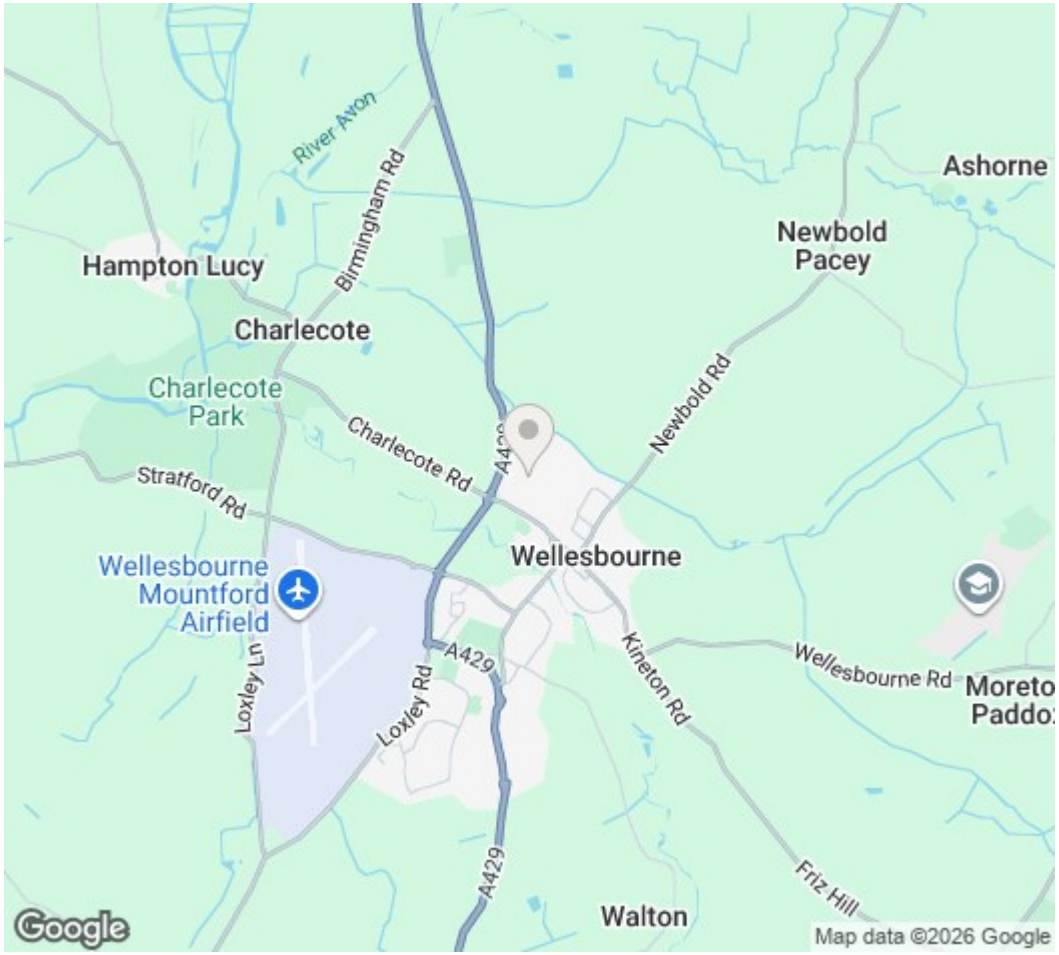


Total: 362 sq. Ft, 34 m2

Illustration For Identification Purposes Only, Measurements Are Approximate, Not To Scale







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