

Peter Clarke

IN ASSOCIATION WITH

Winkworth



17 Jeffs Close, Upper Tysoe, Warwick, CV35 0TQ

- NO CHAIN
- Sitting room
- Dining room and a conservatory
- Modern kitchen
- Principle bedroom with en-suite
- Driveway and double garage
- Mature garden



£525,000

**NO CHAIN.** A superb opportunity to purchase this four-bedroom detached house in a very popular village with a primary school and range of amenities. Further benefits include a driveway with parking for several vehicles, double garage and garden to rear.

#### ACCOMMODATION

##### GROUND FLOOR

Entrance hall, cloakroom, dining room, sitting room with feature fireplace and double doors to conservatory> Kitchen has a range of fitted units with Aga, integrated oven, two ring hob and dishwasher and space for a fridge. Utility with door to rear and wall mounted oil boiler

##### FIRST FLOOR

First floor landing, principal bedroom with fitted wardrobes and en-suite shower. Three bedrooms and a bathroom.

##### OUTSIDE

Outside to front, stone chipping driveway, planted beds, double garage with electric door, internal power and light, rafter storage and pedestrian door to side. Outside to rear a mix of paved pathways, patios, mature shrubs and trees with stone chipping pathways.

##### 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 electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired heating

**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 G.

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

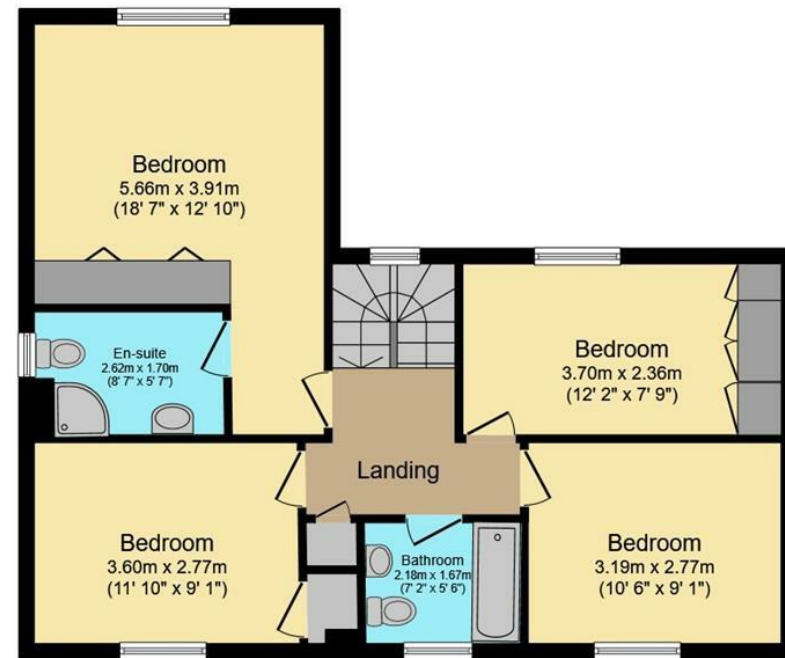
**VIEWING:** By Prior Appointment with the selling agent.



## 17 Jeffs Close, Upper Tysoe



Ground Floor



First Floor

Total floor area: 150.9 sq.m. (1,624 sq.ft.)

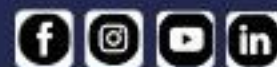
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB  
01608 260026 | [shipston@peterclarke.co.uk](mailto:shipston@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)



Peter Clarke

an HMR Homes Limited

Winkworth