



**VAUGHANREYNOLDS**  
ESTATE AGENTS

6 Gloster Gardens  
Wellesbourne, Warwick, CV35 9TQ



## The Property

A rare opportunity to acquire this spacious three bedroom detached bungalow located in a desirable residential area. The property offers huge scope for refurbishment and remodelling. Further benefits include a garden of generous proportion and lots of off road parking. No Onward Chain.

The properties accommodation comprises; A spacious Entrance Hall providing access to all rooms throughout the property, the living/dining room is positioned to the rear of the property has a feature fireplace. The kitchen is well equipped with both eye and floor level cabinets, electric oven, hob and space for dishwasher. There is a spacious utility room and study area from the kitchen.

There are three double bedrooms with the principal to the front of the property with a Jack and Jill en-suite shower room. The property sits behind a block paved driveway with gravelled borders.

There is plenty of parking space for four or five vehicles on the driveway. The rear of the property is enclosed with fence panels and is mainly laid to lawn with a paved terrace and garden shed.





## The Location

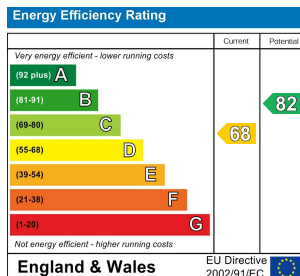
The village of Wellesbourne is approximately 5 miles from Stratford-upon-Avon and 7 miles from Warwick, and is very well situated for daily travel to both these centres as well as Leamington Spa (8 miles), Shipston-on-Stour (10 miles), Banbury (15 miles), Coventry (16 miles) and Birmingham (26 miles). Wellesbourne has excellent facilities for shopping and schooling with primary and junior schools in the village and secondary education at Kineton, Warwick, Leamington and Stratford. It enjoys a number of cafes, restaurants and pubs, as well as an extensive range of social, sporting and cultural activities.





Total area: approx. 108.9 sq. metres (1171.9 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

**Agents Note:** We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Tenure:** The property is Freehold with vacant possession upon completion of the purchase.

**Services:** All mains services are understood to be connected to the property.

**Local Authority:** Stratford, Council Tax Band F

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