NIKKI HOMES
PROPERTY CONSULTANTS

Ettington Close, Wellesbourne, Warwick

Offers Over £280,000

Three Bedroom Family Home - No Chain | Freehold **SSTC**

Are you looking for a well presented family home with - No Chain in a quiet cul-de-sac location? This could be the home for you, its within walking distance to great schooling and a range of amenities in the popular area of Wellesbourne.

Driveway to the front of the property providing off road parking for three vehicles. Front door leads you into entrance hallway and then further access into a light and airy lounge.

From the lounge we have the dining room which has double glazed patio doors leading out into the enclosed rear garden.
Stairs rising to first floor landing and access into the kitchen.

The kitchen is fitted with a wide range of base and eye level units with roll top work surfaces. Plumbing and space for appliances. Access into a single garage which houses the gas combination boiler in the garage we have a handy cloakroom. Power and lighting in the garage and an up and over door that takes you out onto the Drive.

First floor landing we have loft access and access into the three good size bedrooms and a refitted bathroom.

Bedroom one is situated to the front of the property along with the bathroom. Bedroom two and three are at the back of the property.

Bedroom one has an enclosed shower cubicle.

The bathroom is refitted and comprises of a three piece suite.

This well presented home benefits from Upvc double glazing through out and gas central heating.

PLEASE NOTE:
Services

Mains electricity, gas and water are connected to the property. Drainage is via the main system. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own enquiries.

Viewings

Strictly by prior appointment via the selling agent.

MONEY LAUNDERING REGULATIONS:-

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Please Note:

1: These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

3: Potential buyers are advised to re-check the measurements before committing to any expense.

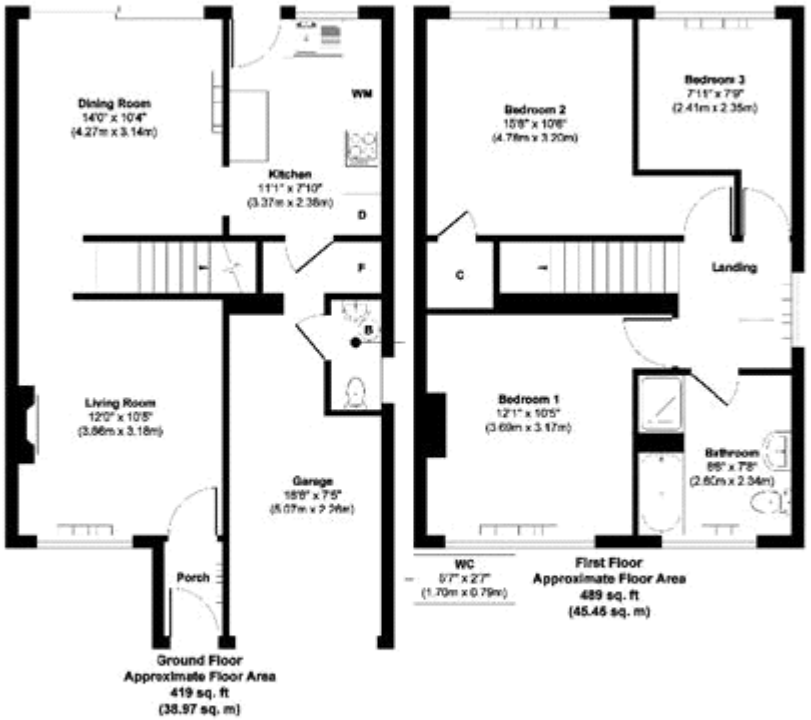
4: Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers' interests to check the working condition of any appliances.

5. No person in the employment of Nikki Homes has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of Nikki Homes, nor enter into any contract on behalf of the Vendor.

6: Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Tenure: Freehold
Garden details: Private Garden

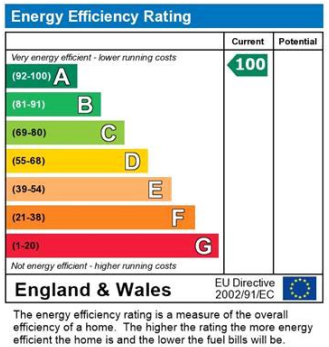
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Approx. Gross Internal Floor Area 908 sq. ft / 84.42 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Viewing by appointment only
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