Detached two bed bungalow

25 Hammerton Way
Wellesbourne
CV35 9NS

MARGETTS
ESTABLISHED 1806

Price Guide £395,000

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***** UNDER OFFER *** A well presented and remodelled detached, three bedroom bungalow providing excellent accommodation and now with the added benefit of an ensuite, larger than average garden, off-road parking, gas central heating and small rear conservatory. Viewing warmly recommended.**

Canopy porch with double glazed door opening doors with radiator and access to the roof space and large storage cupboard.

SPACIOUS AND AIRY "L" SHAPED LIVING ROOM/DINER

11'8" x 7'11" + 16'4" x 10'1"
with two central heating radiators, double glazed windows, attractive bay window to the rear garden, and door to

FITTED BREAKFAST KITCHEN

11'3" x 8'9"
incorporating a roll edge work surfacing with single drainer stainless steel sink and mixer tap with wall cupboard above, space for washing machine, radiator, tiled splashbacks, double glazed window, downlighters and shelved larder cupboard.

CONSERVATORY

8'7" x 4'0"
with double glazed windows and door to the rear garden.

DOUBLE BEDROOM ONE

11'10" x 11'2"
with radiator and large double glazed bay window to the front. The measurements also include a sliding, part mirror, fitted wardrobe with hanging rail and shelves.

ENSUITE

with large fully tiled shower cubicle with adjustable shower, low-level WC, wash hand basin with mixer tap set into vanity cupboard, full height tiling on all walls, towel rail, downlighters and two obscured double glazed windows.

BEDROOM TWO - FRONT

10'5" x 8'10"
with double glazed bay window to the front and radiator.

BEDROOM THREE
7'6" x 7'10"
with radiator and double glazed window.

SHOWER ROOM
with fully tiled shower cubicle with adjustable shower, low level WC, wash hand basin with mixer tap and cupboard beneath, full height tiling on all walls, towel rail and downlighters.

OUTSIDE

TO THE FRONT OF THE PROPERTY
there is an easy to maintain paved front garden with flower borders and driveway providing parking for a number of vehicles and giving access to

LARGER THAN AVERAGE SINGLE GARAGE
22'3" x 8'2" + 9'7" x 3'0"
with electrically operated door, electric lights and power and opening to a side extension measuring 2.94m x 0.93m.

REAR GARDEN

is easy to maintain being mainly laid with Astroturf and having perimeter borders stocked with shrubs and plants.

GENERAL INFORMATION

The property is freehold and all mains services are connected.

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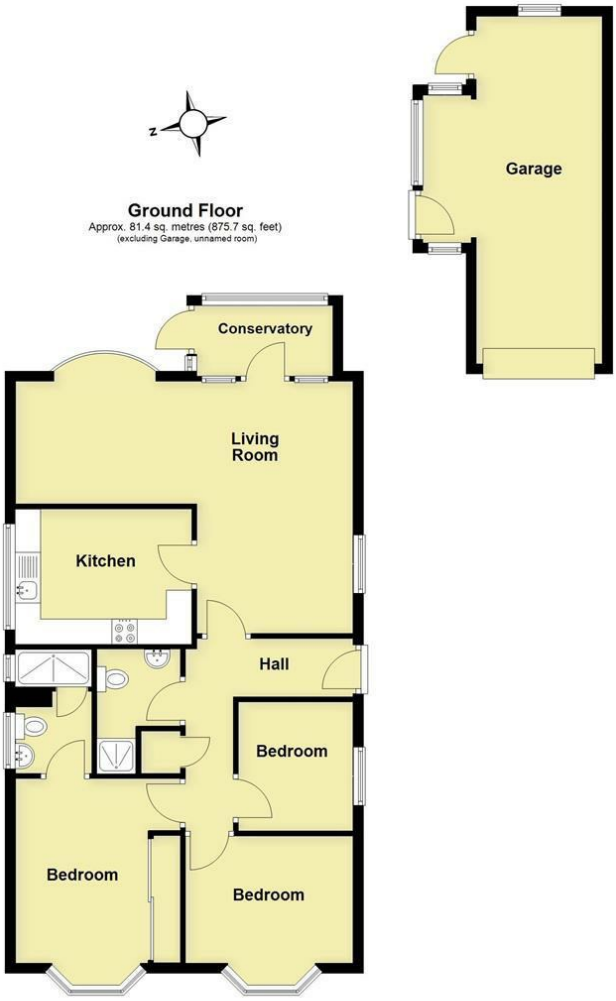
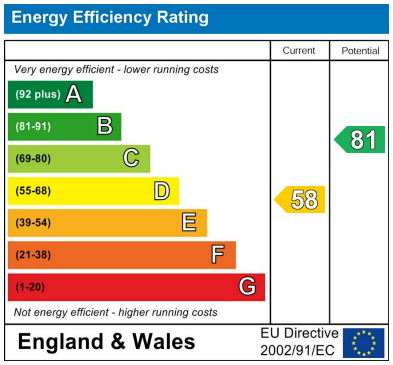


Total area: approx. 81.4 sq. metres (875.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact.

The total area does not include the Garage



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