



2 Ramsay Green
Wellesbourne CV35 9EE
Guide Price £275,000

2 Ramsay Green

Being attractively positioned within a no-through road, this modern end-terraced house is of period style appearance and offers three bedoomed accommodation. The property is offered for sale with the benefit of no onward chain. One notable feature of the property is the southerly facing garden that extends from the rear to the side of the property providing space and scope for possible extension, subject to the appropriate consents. Internally, the gas centrally heated and UPVC double glazed accommodation includes a comfortable lounge/dining room, well equipped kitchen, three bedrooms and contemporary bathroom. Overall this is an ideal first time purchase or home for the young family being conveniently situated within easy reach of facilities in the heart of Wellesbourne village.

LOCATION

Wellesbourne is a large village falling within Stratford District Council and being well placed for access to its neighbouring towns of Stratford upon Avon, Warwick, Leamington Spa and Banbury. Coventry and Birmingham are also easily accessible as is the Midland motorway network, notably the M40, and the Jaguar Land Rover and Aston Martin installations at Gaydon. Within the village itself there are a useful range of day-to-day amenities including Church of England Primary School, numerous village shops, pubs and restaurants and an active village community and social scene.

ON THE GROUND FLOOR

COVERED CANOPY PORCH ENTRANCE

With period style entrance door giving access to:-

RECEPTION HALLWAY

With staircase off ascending to the first floor, central heating radiator, oak effect laminate flooring and doors to:-

CLOAKROOM/WC

With white fittings comprising low level WC, wall mounted wash hand basin with tiled splashback, central heating radiator and obscure UPVC double glazed window.

LOUNGE/DINING ROOM

4.47m max x 4.34m max (14'8" max x 14'3" max)

With feature granite effect fireplace housing an inset pebble effect living flame gas fire with granite hearth and inner surround, two central heating radiators, door to understairs storage cupboard, UPVC double glazed window and UPVC double glazed sliding patio doors giving access to the rear garden.

KITCHEN

2.87m x 2.39m (9'5" x 7'10")

Being fitted with a range of white gloss units comprising coordinating base cupboards, drawers and wall cabinets, wood grain effect roll edged worktops with ceramic tiled splashbacks, inset 1.5 bowl stainless steel sink unit with mixer tap, fitted stainless steel four burner gas hob with filter hood over and fitted oven below, wall mounted Potterton gas fired boiler, space and connections for appliances, central heating radiator and UPVC double glazed window.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space, built-in airing cupboard housing the hot water cylinder and doors to:-

BEDROOM ONE (FRONT)

3.86m x 2.54m (12'8" x 8'4")

With a range of fitted built-in wardrobing and storage across one end of the room, central heating radiator and two UPVC double glazed windows.

BEDROOM TWO (REAR)

2.92m x 2.03m (9'7" x 6'8")

With central heating radiator and UPVC double glazed window.

BEDROOM THREE (REAR)

2.34m x 2.03m (7'8" x 6'8")

With central heating radiator and UPVC double glazed window.

BATHROOM

Being attractively appointed with fully ceramic tiled walls and tiled floor, complimented by a contemporary three piece white suite comprising low level WC with concealed cistern, panelled bath with mixer tap and shower attachment over together with glazed shower screen, wash hand basin with integrated storage cabinet below and mixer tap, chrome towel warmer/radiator, obscure UPVC double glazed window and inset downlighters.

OUTSIDE

FRONT

Immediately to the front of the property

Features

Modern End-Terraced House

Attractive Period Style

No Chain

Lounge/Dining Room

Kitchen

Three Bedrooms

Contemporary Bathroom

Gardens to Three Sides

Double-Width Driveway





Floorplan



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General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band C - Stratford District Council



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	