

Peter Clarke
New Homes



Avon Bridge, Binton Road, Welford on Avon, Stratford upon Avon, CV37 8PP

Guide Price £695,000

- Detached Bungalow
- Finished To A High Level Of Specification
- Two Double Bedrooms With Ensuite Facilities
- NO CHAIN
- Breakfast Dining Kitchen With Doors To Elevated Decked Area
- Boot Room
- Large Rear Garden
- Sitting Room With Log Burning Stove
- Ample Off Road Parking
- Home Office



A delightful, spacious, detached, two bedroom bungalow located in the Village of Welford on Avon. Large, enclosed rear garden and off road parking. AVAILABLE NOW.

WELFORD ON AVON

Welford on Avon lies in the South of Warwickshire within easy reach of the historic town of Stratford-upon-Avon and surrounding areas and is home to the tallest maypole in England. Welford on Avon is a much sought after village with a blend of old and new architecture and excellent facilities including St Peter's parish church, Methodist church, primary school, three pubs/restaurants, The Maypole village shop and post office, The Maypole butchers and a golf course on the edge of the village.

ENTRANCE HALL

WC

HOME OFFICE

SITTING ROOM

KITCHEN/LIVING/DINING ROOM

BOOT ROOM

BEDROOM ONE

ENSUITE

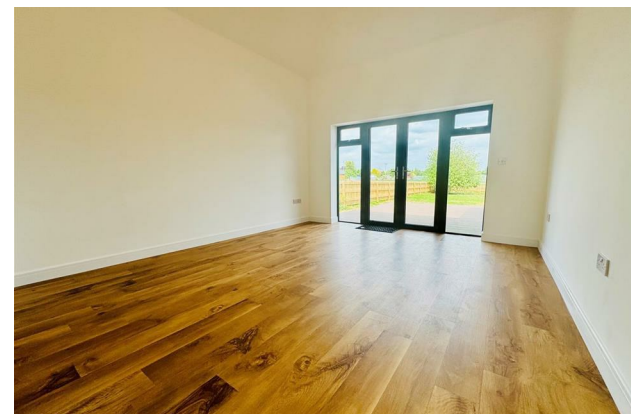
BEDROOM TWO

ENSUITE

GENERAL INFORMATION

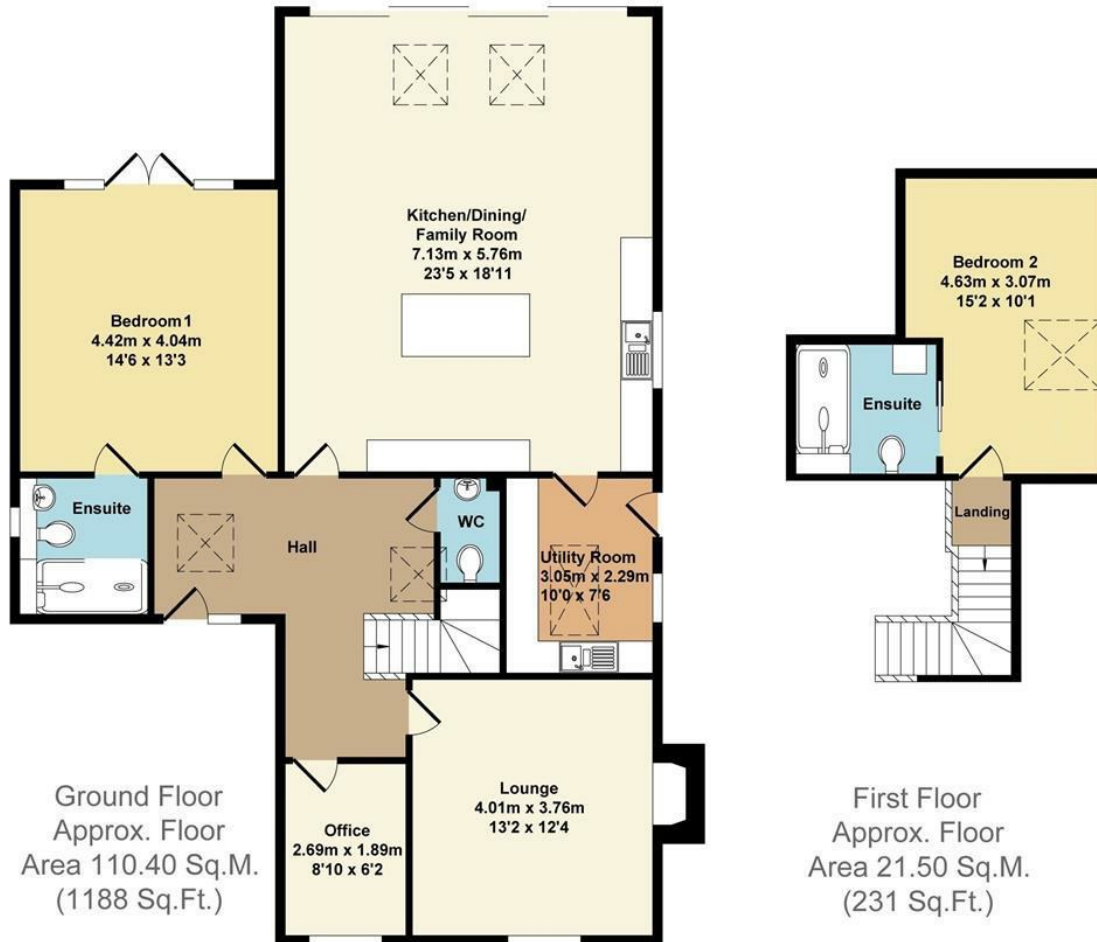
TENURE: We are informed the property is Freehold although we have not seen evidence. Purchasers should check this before proceeding.

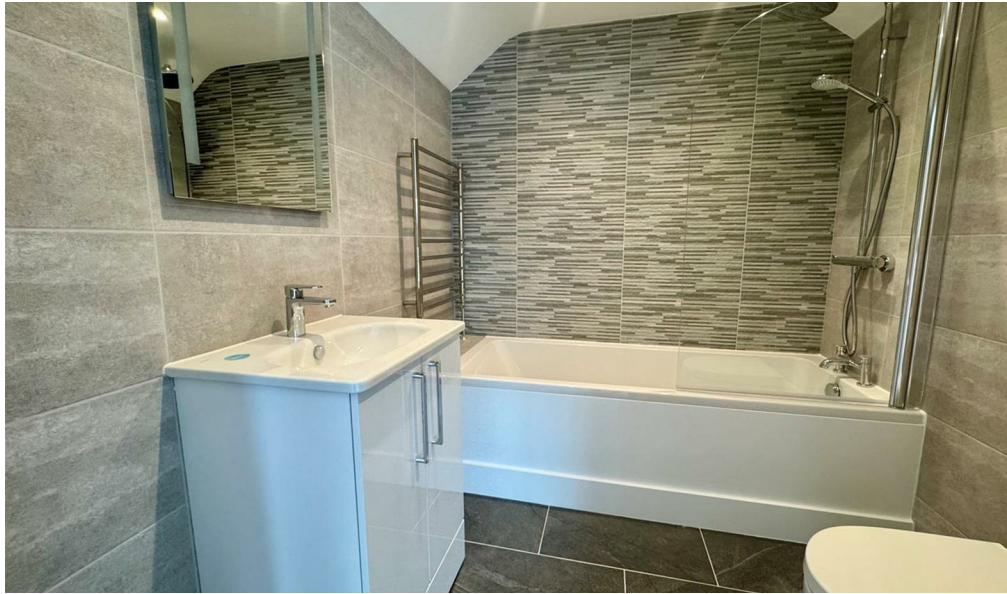
SERVICES: We have been advised by the vendor there is mains water,



Avonbridge, Welford On Avon
Total Approx. Floor Area 131.90 Sq.M. (1419 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





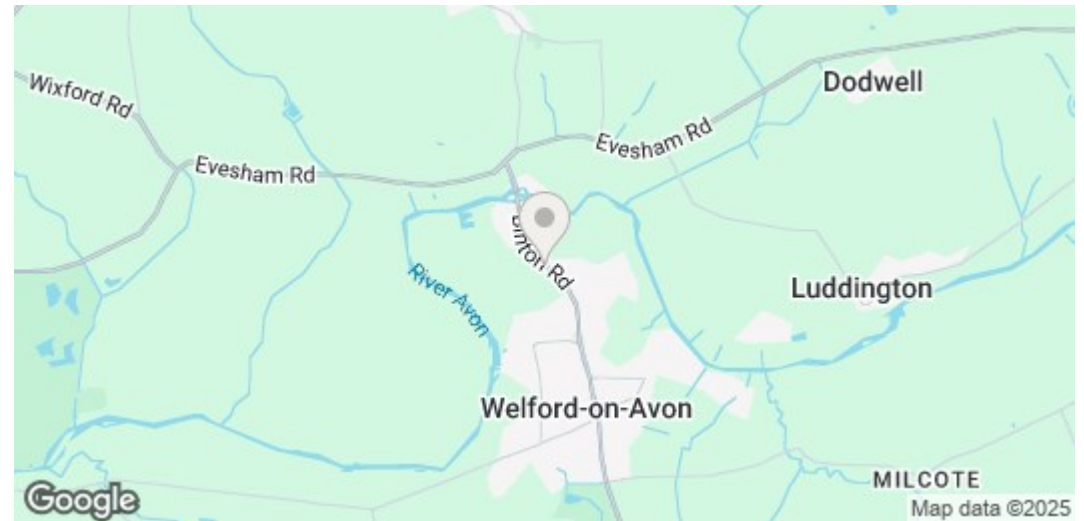
drainage and electricity connected to the property, heating is provided by Air Source Heat Pumps. However, this must be checked by your solicitor before exchange of contracts.

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 TBC

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC.

VIEWING: By Prior Appointment with the Selling Agents.



DISCLAIMER: Peter Clarke & Co LLP 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 Peter Clarke & Co LLP 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

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