

Peter Clarke



8 Carters View, Lower Quinton, Stratford-upon-Avon, Warwickshire, CV37 8TG

- Very well presented three bedroom semi-detached house
- Popular village location
- Built in 2014
- Bathroom and en suite shower room
- Garden
- Viewing highly recommended



£240,000

A very well presented, three bedroom semi-detached house built in 2014 with driveway and gardens. Located in a popular village location close to local amenities, primary school, nursery and surrounding countryside.

#### ACCOMMODATION

Entrance hall with wood effect flooring. Cloakroom with pedestal wash hand basin, WC and wood effect flooring. Sitting/Dining Room with double doors and windows to rear, wood effect flooring. Kitchen with windows to front and side, range of matching wall and base units with worktop over incorporating stainless steel sink with drainer and four ring electric hob with brushed metal extractor fan hood over, integrated oven, fridge freezer and slimline dishwasher, space for washing machine, tiled flooring.

Landing with loft hatch. Bedroom with window to front, fitted wardrobe and over stairs wardrobe. En Suite shower room with opaque window to side, shower cubicle, pedestal wash hand basin, WC, heated towel rail and tiled floor. Bedroom with window to rear and fitted wardrobe. Bedroom with window to rear and fitted wardrobe. Bathroom with opaque window to side, bath with shower over, pedestal wash hand basin, WC, heated towel rail, part tiled walls, tiled floor.

Outside to front is a paved pathway, tarmac driveway, gate to rear. Landscaped garden with paved patio, laid to lawn and timber shed.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains water, electric and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. LPG heating.

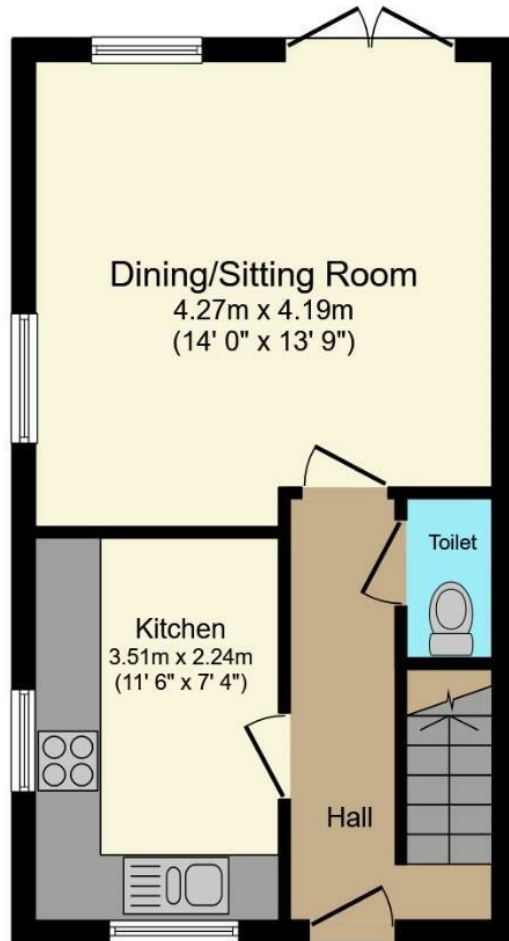
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

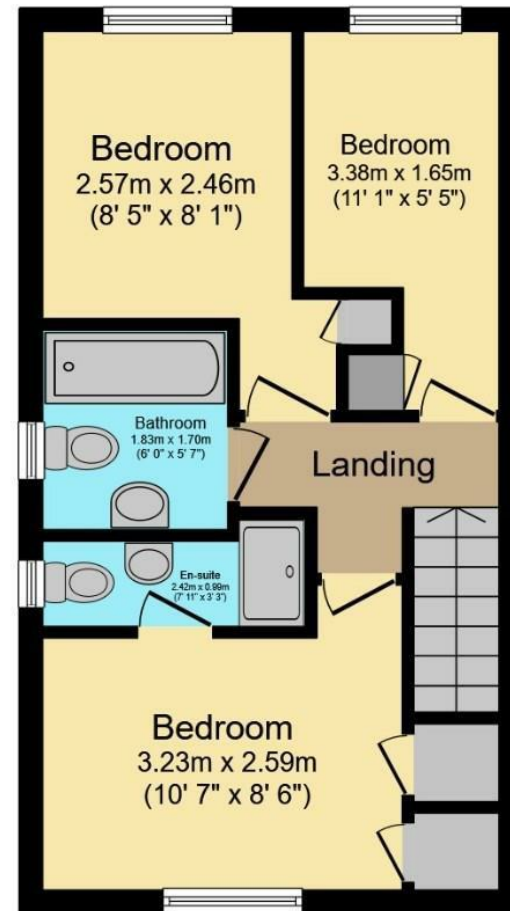
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.





**Ground Floor**

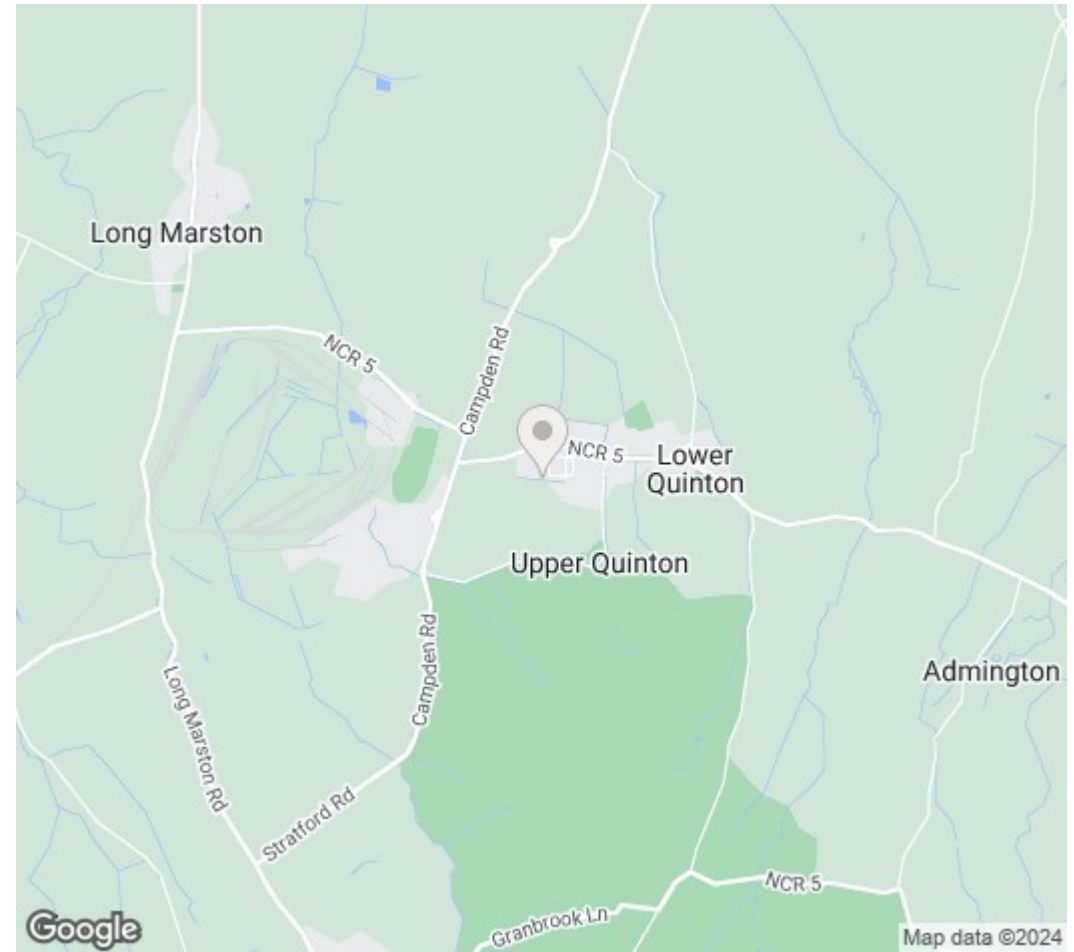


**First Floor**

Total floor area 66.0 m<sup>2</sup> (710 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox





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.

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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk



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