

Peter Clarke



5 Hares Leap, Bishopton, Stratford-upon-Avon, Warwickshire, CV37 0UQ

- Three bedrooms, bathroom and en suite shower room
- Very well presented throughout
- Landscaped garden, garage en bloc and long driveway
- Open plan sitting/dining room and kitchen
- Viewing highly recommended



Offers Over £310,000

A very well presented three bedroom, two bathroom house with single garage en bloc and a long tandem driveway in front. Located in a tucked away position at the rear of the development, close to Stratford Parkway railway station and the A46 road network.

#### ACCOMMODATION

Entrance hall with tiled flooring. Cloakroom with opaque window to front, wc, wash hand basin, part tiled walls, tiled floor. Open plan sitting/dining room with double doors to garden, feature panelled wall, under stairs boiler cupboard housing mega-flow water heater, opens into kitchen. Kitchen with window to front, range of matching wall and base units with work top over incorporating one and a half bowl stainless steel sink with drainer and four ring gas hob with brushed metal extractor fan hood over, integrated oven, fridge freezer, washing machine and dishwasher, tiled flooring.

Landing with loft hatch, ladder and boarding. Main bedroom with window to rear, fitted double wardrobe. En suite shower room with opaque window to front, double width shower cubicle, wash hand basin, wc, part tiled walls, tiled floor. Double bedroom with window to front. Bedroom with window to rear, currently used as a study, alcove with shelving. Bathroom with bath, shower over, wc, wash hand basin, chrome heated towel rail, part tiled walls, tiled floor.

Outside to the front are stone chipping beds with planted borders and box, outside light. To the rear is a mix of paved pathways, mainly laid to lawn, stone chipping and planted beds, L shaped block and timber bench outside light, rear gate to pathway leading to garage, housing a timber shed and further storage space. Brick paved tandem parking spaces leading to garage with up and over door, power and light, blue screed flooring.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. There is an estate management fee of £144.80 per year. This should be checked by your solicitor before exchange of contracts.

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

**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.

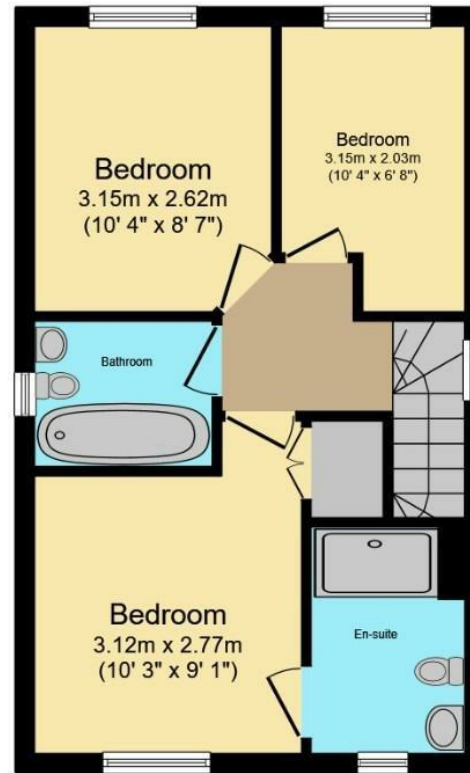


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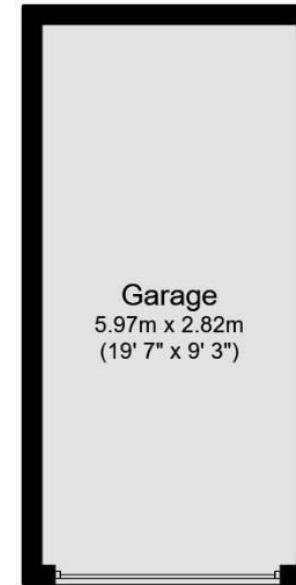
## Ground Floor

Floor area 38.1 m<sup>2</sup> (410 sq.ft.)



## First Floor

Floor area 38.1 m<sup>2</sup> (410 sq.ft.)



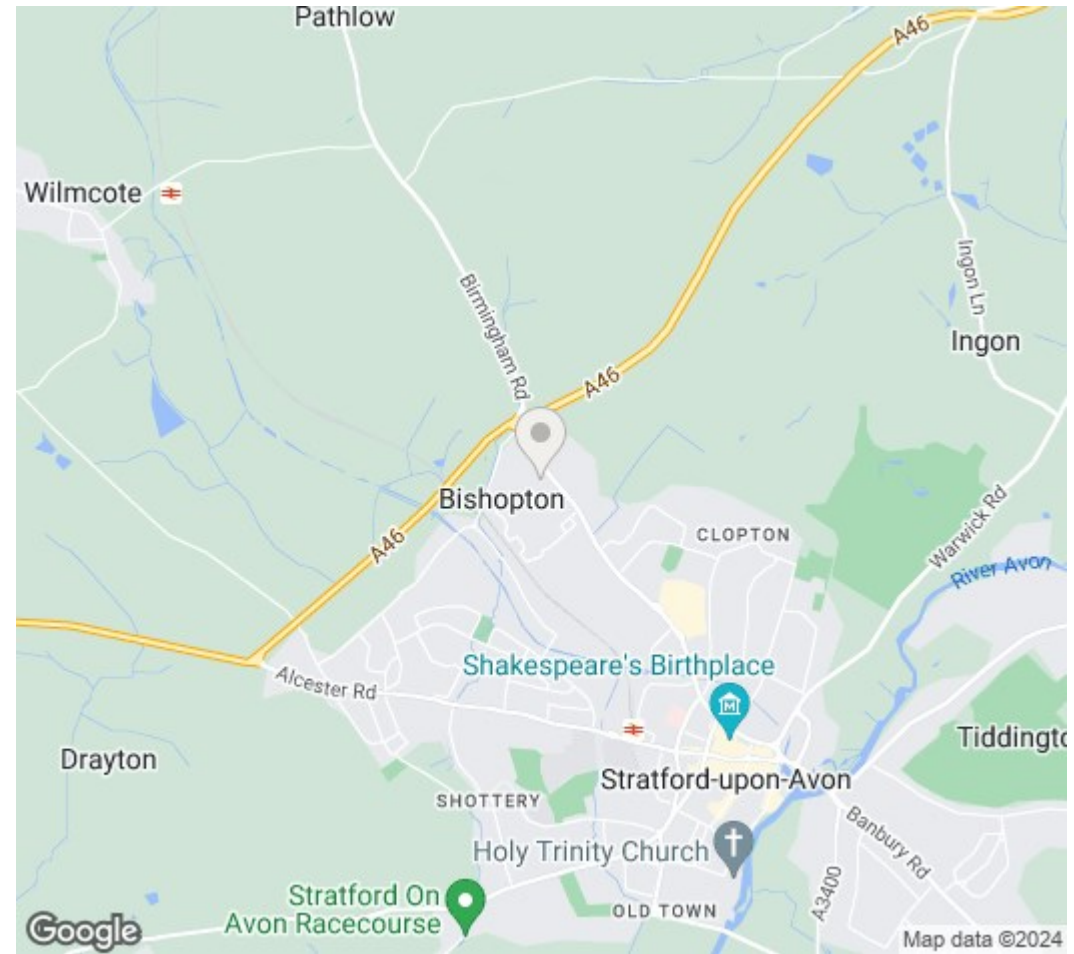
## Garage

Floor area 16.8 m<sup>2</sup> (181 sq.ft.)

**TOTAL: 93.0 m<sup>2</sup> (1,001 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





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serving South Warwickshire & North Cotswolds

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