

Peter Clarke



2 Buzzard Close, Stratford upon Avon, CV37 7FQ

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Ground Floor

Floor area 72.0 sq.m. (775 sq.ft.)

First Floor

Floor area 47.4 sq.m.
(510 sq.ft.)

TOTAL: 119.4 sq.m. (1,285 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



- Built by Spitfire Homes in 2021
- Located off Loxley Road, south of the river
- Large open plan living space
- High quality finish
- West facing, landscaped gardens
- Three bedrooms, luxury bathroom and en suite
- Ample parking and good sized garage
- NO CHAIN



£489,950

Built by Spitfire Homes in 2021 is this attractive three bedroom detached residence located in a small development south of the river, off Loxley Road. Contemporary open plan kitchen/sitting/dining room with bi-folding doors, three bedrooms, luxury fitted bathroom and en suite, ample parking and garage. West facing landscaped gardens. NO CHAIN.

ACCOMMODATION

A front door leads to

ENTRANCE HALL

with oak glazed staircase and under stairs storage cupboard.

CLOAKROOM

with wc and wash basin, tiled floor.

KITCHEN/DINING AREA

with quartz work top, matt modern style units with integrated appliances including Neff oven, combi-microwave oven and induction hob, Zanussi dishwasher, fridge freezer and washer dryer. Opening to

LIGHT AND AIRY LIVING SPACE

with tiled floor, bi-folding doors to garden.

FIRST FLOOR LANDING

BEDROOM ONE

with built in wardrobes.

EN SUITE SHOWER ROOM

with wc, wash basin and large shower cubicle, fitted cabinet with lighting and mirror, chrome heated towel rail, downlighters.

BEDROOM TWO

with fitted wardrobes.

BEDROOM THREE

BATHROOM

with wc, wash basin and bath with shower over and shower screen, fitted cabinet with mirror and lighting.

OUTSIDE

There is a block paved driveway for two or three vehicles with access to

GARAGE

of brick and pitched tiled roof construction with electric up and over door to front, power and light, pedestrian door to rear garden.







REAR GARDEN

with tiled seating area, path to garage, lawn, raised planted borders, further seating area with pergola over, enclosed by wood fencing.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. We understand there is a current estate maintenance charge of £100 a year TBC. 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 heating to underfloor heating to ground floor, radiators to first floor.

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 E.

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.



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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