

Peter Clarke



51 Hillside Road, Stratford-upon-Avon, CV37 9EB

- NO CHAIN
- Three bedroom detached house
- Scope to update and improve
- Driveway and garage
- Low maintenance garden
- Viewing recommended



Asking Price £349,000

NO CHAIN. Occupying a corner plot is this three bedroom detached house with garage and garden. Located close to a range of local amenities, schools and transport links.

ACCOMMODATION

Entrance hall. Shower room with wc, wash hand basin, shower cubicle. Dining room with window to front, wood effect flooring. Kitchen with opaque window to rear, matching wall and base units with work top over incorporating stainless steel sink with drainer and four ring hob, space for appliances. Rear hall with window to rear. Shower room with wc, wash hand basin, shower, chrome heated towel rail. Sitting room with window to front. Bedroom with door to garden, windows to rear and side.

First floor landing with loft hatch, two double cupboards. Bedroom with window to rear and fitted double wardrobe. Bedroom with window to front and fitted double wardrobe. Bedroom with window to front. Shower room with opaque window to rear, shower cubicle, wc, wash hand basin, plumbing for washing machine.

Outside to the front there is a tarmacadamed driveway, stone chipping parking area. Timber framed lean-to with double doors leads to garage and to canopy storage area. To the rear is a paved garden with timber store. Garage with up and over door.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. 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: D. 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

First Floor

Approximate Gross Internal Area = 106.35 sq m / 1145 sq ft

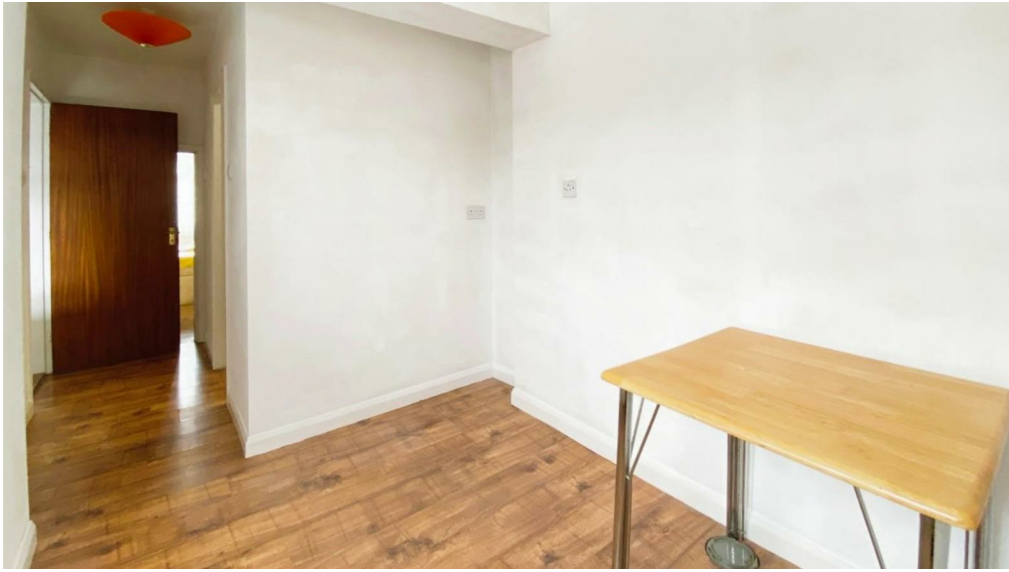
Garage = 09.20 sq m / 99 sq ft

Store = 18.04 sq m / 194 sq ft

Total Area = 133.59 sq m / 1438 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.





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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