



Peter Clarke

23 Sid Courtney Road, Tiddington, Warwickshire, CV37 7FA

- NO CHAIN
- Well presented two bedroom house
- Ideal first time buy, investment or downsize property
- Stylish kitchen and sitting/dining room
- Main bedroom with en suite, further bedroom and bathroom
- Rear garden and allocated parking spaces
- Popular village location close to amenities and transport links
- Viewing highly recommended



£310,000

NO CHAIN. A very well presented two bedroom home built by Hayfield Homes in 2017 to a high standard with landscaped garden to rear and allocated parking. Accommodation comprises in brief: cloakroom, stylish kitchen, sitting/dining room, main bedroom with en suite, second bedroom and a bathroom.

ACCOMMODATION

Door opens to lobby. Cloakroom with wc, wash hand basin, chrome heated towel rail. Stylish kitchen with 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 hob with extractor fan over, integrated oven, fridge freezer, dishwasher and washing machine, high level boiler cupboard housing gas boiler. Sitting room with double doors to garden, multiple media and wall sockets, under stairs walk in storage cupboard.

Landing with loft hatch, airing cupboard housing pressurised water tank. Bedroom with fitted double wardrobe having sliding mirrored doors. En suite shower room with double width cubicle, wc, wash hand basin, chrome heated towel rail. Bedroom with window to rear. Bathroom with opaque window to rear, panelled bath with shower over, wc, wash hand basin, chrome heated towel rail.

Outside to the front a paved pathway leads to a storm canopy porch, partly laid to lawn with mature beds and allocated parking spaces opposite. To the rear is a mix of paved patios, pathways, laid to lawn, panelled fence boundaries with gate to rear refuse pathway.

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 C.

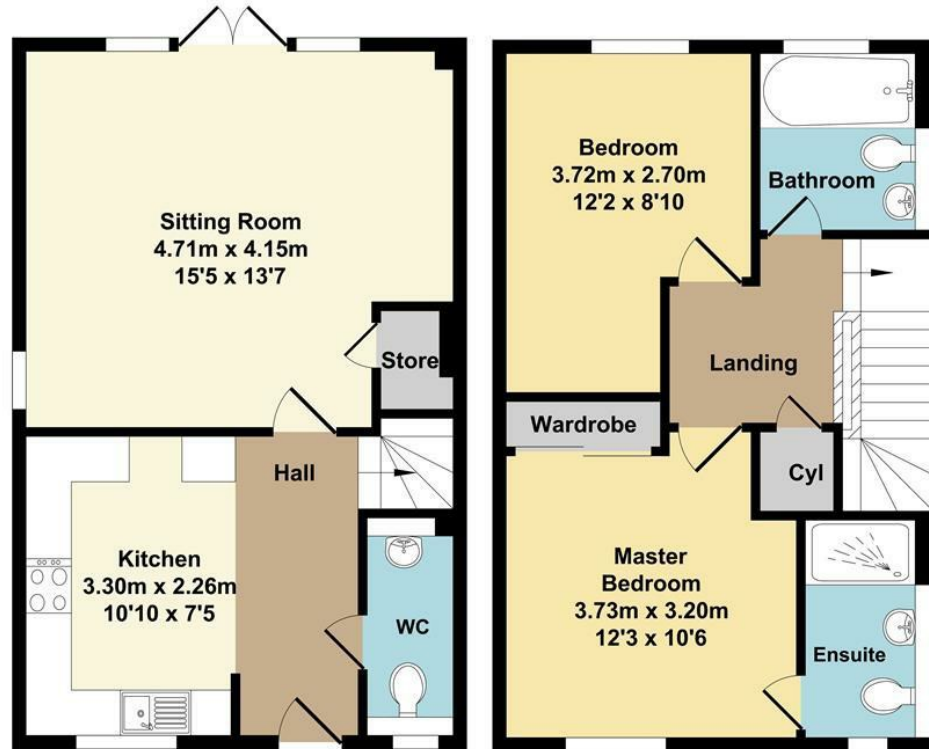
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



Sid Courtney Road, Stratford Upon Avon, CV37 7FA
Total Approx. Floor Area 71.12 Sq.M. (766 Sq.Ft.)

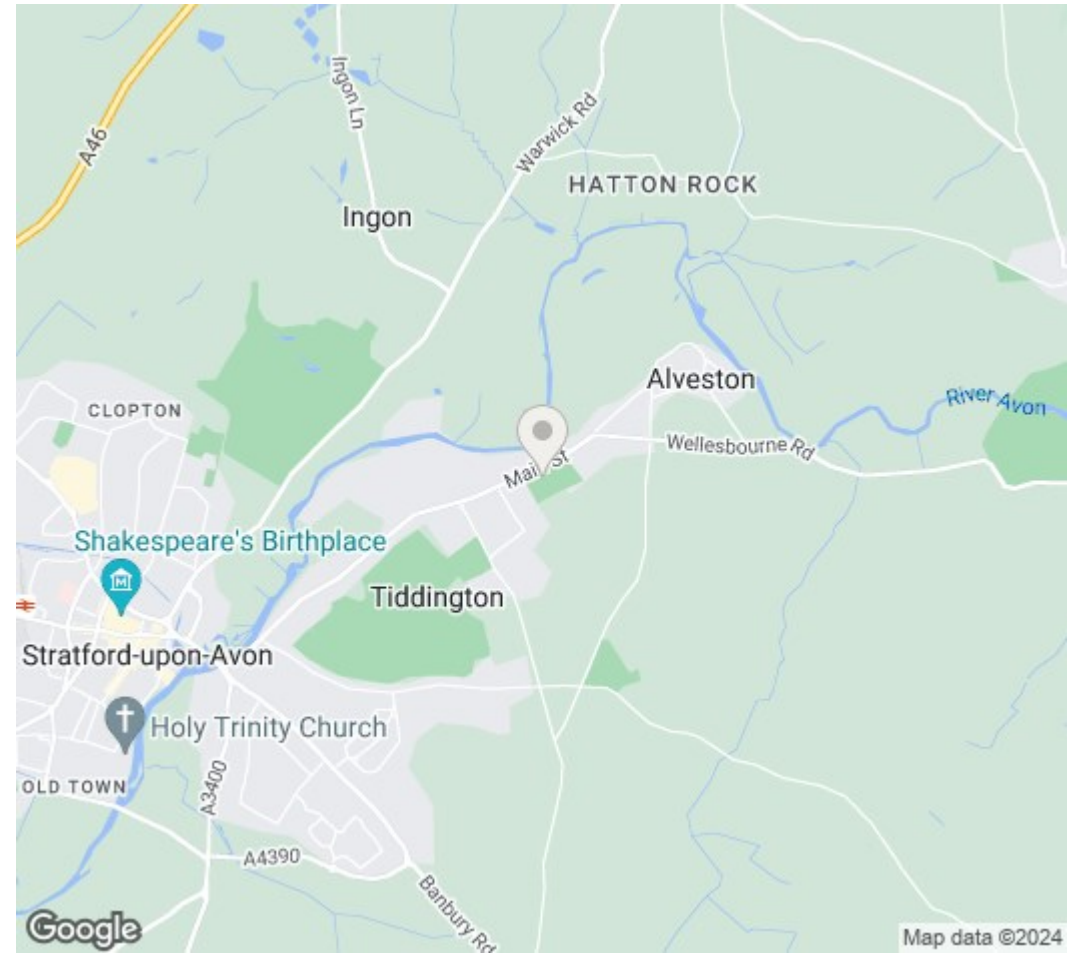
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



Ground Floor
Approx. Floor
Area 35.56 Sq.M.
(383 Sq.Ft.)

First Floor
Approx. Floor
Area 35.56 Sq.M.
(383 Sq.Ft.)





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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