

Peter Clarke



Meondale Lower Clopton, Upper Quinton, Stratford upon Avon, CV37 8LQ

- NO CHAIN
- 0.29 acre plot
- Rural views
- Huge potential (STPP)
- 1,395 sq.ft. including large integral garage
- Large drive with potential to create further parking
- Individual property
- Approx two miles from Mickleton



Offers Over £425,000

**NO CHAIN.** Situated in a rural position with open views and on a 0.29 acre plot is this three bedroom detached bungalow felt to provide huge potential for alteration and extension (STPP). Currently providing 1,395 sq.ft. accommodation including large integral garage. Approx two miles from Mickleton.

**ACCOMMODATION**

Front door leads to entrance hall with cloaks cupboard and access to roof space. Sitting room being triple aspect with views to front and rear, sliding door to conservatory with French doors to rear and dwarf wall. Refitted kitchen with range of cupboards and work surface, sink, four ring electric hob with built in oven, grill and microwave, access to oil heating boiler, space and plumbing for dishwasher. Utility room with cupboards, work surface, sink, space and plumbing for washing machine. Bedroom One with fitted wardrobe. Bedroom Two with built in wardrobe. Bedroom Three with built in wardrobe. Bathroom with wc, wash basin, bath and large shower cubicle, downlights, tiled floor.

Outside there is a large gravelled driveway leading to large integral garage with electric up and over door to front, power and light. Lawned front garden with planted borders. Space to the side with gated access leading to the rear garden. Oil tank, concrete shed, lawn, evergreen, shrub and perennial planted borders, greenhouse and being enclosed by wood fencing and hedging. Private septic tank.

**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 and water are connected to the property. Drainage to private septic tank. Oil heating to radiators.

**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:** E. 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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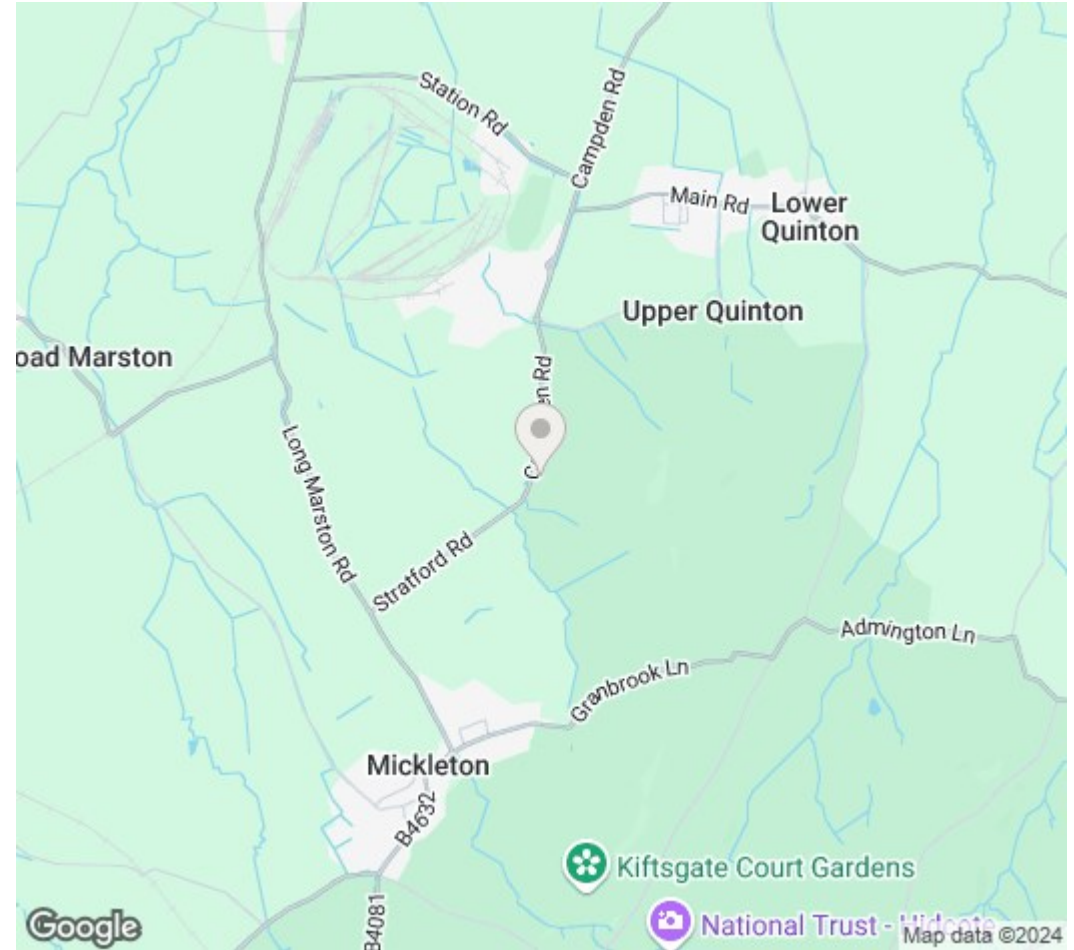
## Floor Plan

Floor area 130.0 m<sup>2</sup> (1,400 sq.ft.)

TOTAL: 130.0 m<sup>2</sup> (1,400 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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