

Peter Clarke



12 Lilac Avenue, Lower Quinton, Stratford-upon-Avon, Warwickshire, CV37 8US



- Tucked away position
- Lovely far reaching views to front
- Spaciously laid out, small development
- Very well presented
- NHBC remaining
- Built in 2018 by Cameron Homes
- Spacious hall, sitting room, conservatory, kitchen/dining room, utility
- Three bedrooms, bathroom and en suite
- Off road parking, garage, front and rear gardens



Offers Over £475,000

Situated in a tucked away position with far reaching views to the front, is this good sized and very well presented three bedroom detached bungalow providing spacious accommodation. Sitting room, conservatory, kitchen/dining room, three bedrooms, bathroom and en suite, utility, parking, garage, front and rear gardens. Spaciously laid out, small development, built in 2018.

#### ACCOMMODATION

A front door leads to spacious hall with storage cupboard and wood effect floor. Sitting room with dual aspect, electric fire, wood effect floor, French doors to conservatory with dwarf wall, French doors to side, tiled floor, roof window. Kitchen/dining room with French doors to rear, upgraded units and silestone work surface with sink, pan drawers, Neff built in appliances including oven and grill, gas hob with filter hood over, dishwasher and fridge freezer, downlighters, wood effect floor. Utility with cupboards and work surface, sink, space and plumbing for washing machine, large storage cupboard, wood effect floor. Bedroom One with sliding doors to wardrobe. En suite with wc, wash basin and large shower cubicle with rainfall shower head and shower attachment, downlighters, tiled floor. Bedroom Two. Bedroom Three/Study. Bathroom with wc, wash basin and bath with tiled floor.

Outside is block paved off road parking to the front. Lawned front garden with planted borders and trees, gated access to side. Garage with up and over door to front, power and light, pedestrian door to side, Worcester LPG heating boiler. Rear garden with patio, lawn, evergreen, shrub and perennial planted borders, fruit trees, garden shed and enclosed by wood fencing.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. We have been advised by the vendor there is a current estate charge of £350 per year for maintenance of communal areas. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. LPG 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:** C. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



# 12 Lilac Avenue, Lower Quinton, CV37 8US



## Floor Plan

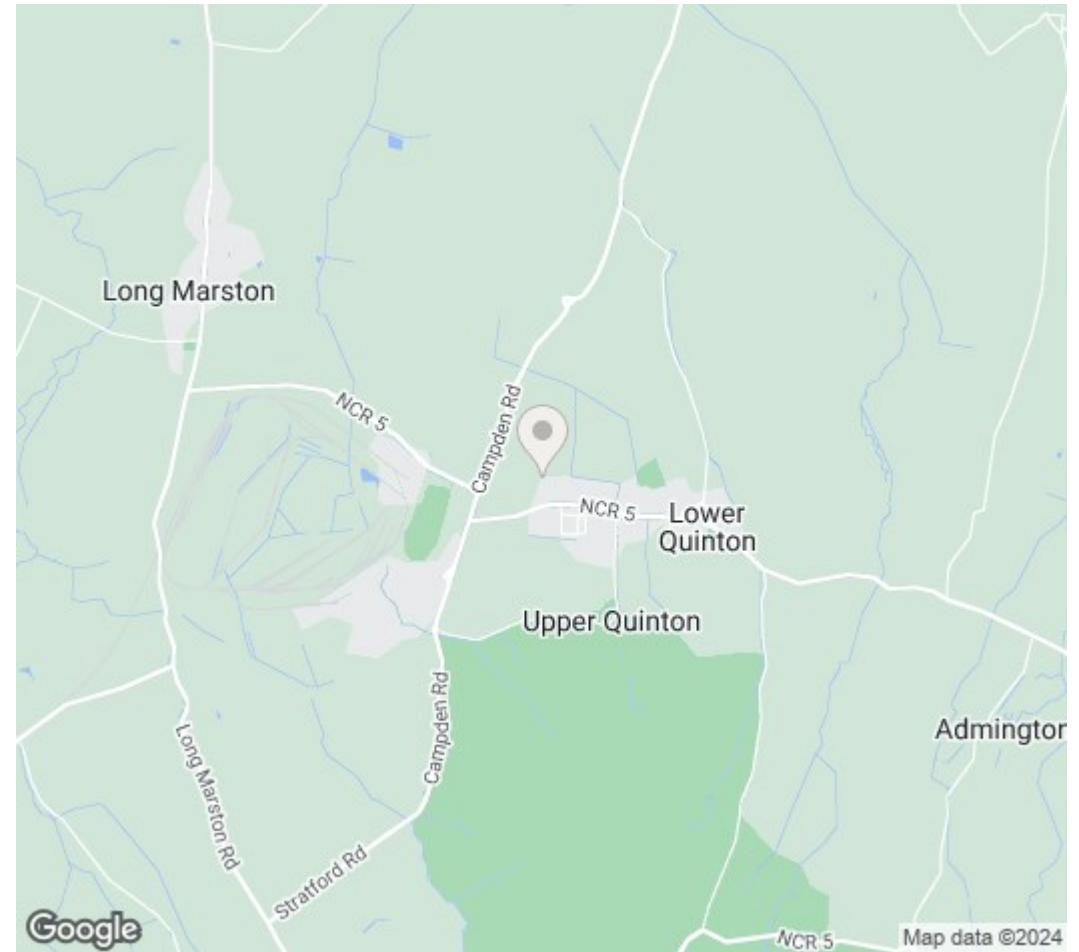
Floor area 118.0 m<sup>2</sup> (1,270 sq.ft.)

TOTAL: 118.0 m<sup>2</sup> (1,270 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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