

Peter Clarke



9 Rivermead Drive, Tiddington, Warwickshire, CV37 7AL

- NO CHAIN
- Recently refurbished turn-key home in a popular village
- Three bedrooms, two reception rooms and a utility
- Driveway, garage and garden
- Viewing highly recommended



£335,000

An excellent opportunity to purchase this NO CHAIN recently refurbished three bedroom house with driveway, garage and garden. Further benefits include two reception rooms, stylish kitchen and a utility room. Located on a popular cul de sac close to Alveston Primary School and local amenities on Main Street, Tiddington.

ACCOMMODATION

Entrance porch with window to side and matted flooring. Sitting room with window to front. Kitchen with window to rear, 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 brushed metal extractor fan hood over, integrated oven, fridge freezer and dishwasher, boiler cupboard housing combination boiler, vinyl wood effect flooring throughout. Opens into dining area and conservatory with door to garden and vinyl wood effect flooring. Rear hallway with stairs and door to utility room with base cupboards, work top, stainless steel sink and drainer, space for washing machine, wc, vinyl wood effect flooring, extractor fan.

Landing with loft hatch, storage cupboard. Three bedrooms. Bathroom with opaque window to rear, bath with shower over, fitted unit housing wash hand basin and wc, low level cupboards, ladder chrome heated towel rail, part tiled walls, tiled floor.

Outside to the front is a brick paved driveway and stone chipping beds, leading to garage/store with double doors, power and light. To the rear is a mix of paved patio, pathways, laid to lawn, planted beds, mature shrubs and trees. Gate to refuse pathway, timber fence panels on all sides, outside tap and light.

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 gas, water, electricity 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.

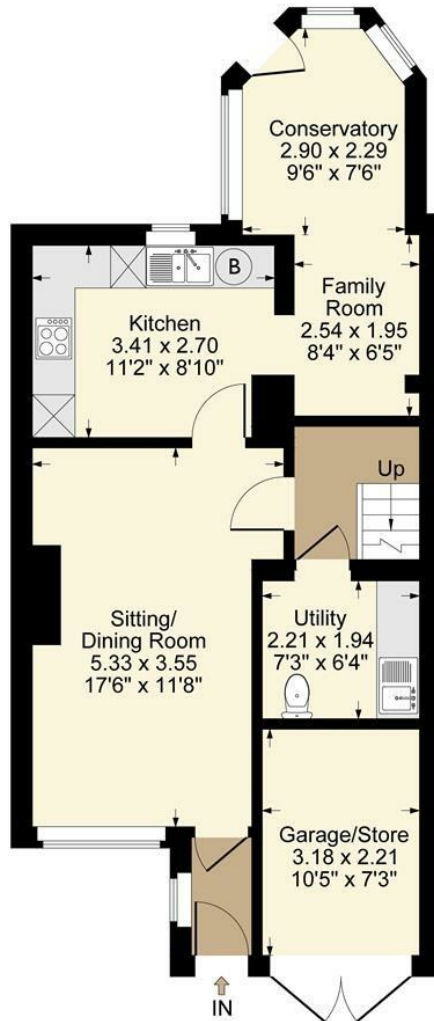
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D

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.

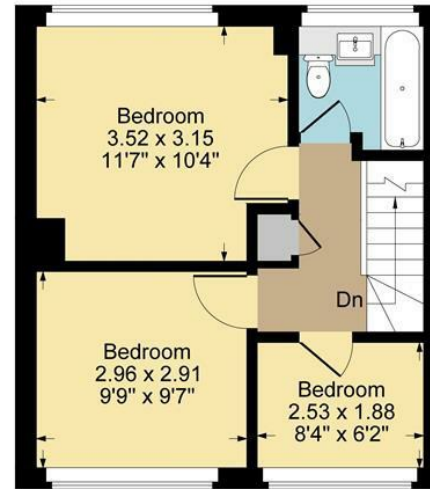


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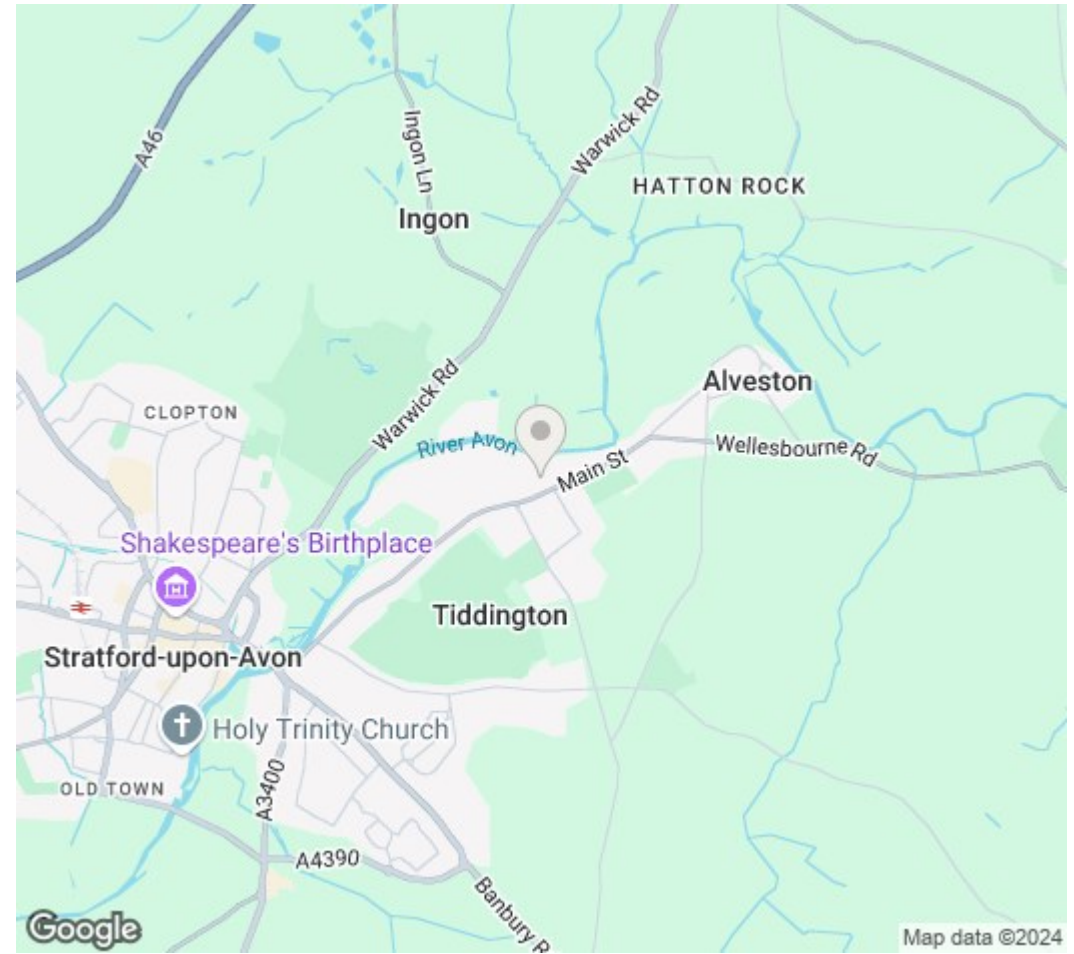
Ground Floor

Approximate Gross Internal Area
Ground Floor = 56.85 sq m / 612 sq ft
First Floor = 33.84 sq m / 364 sq ft
Total Area = 90.69 sq m / 976 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



First Floor





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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serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

