

Peter Clarke



12 Manor Lane, Ettington, Stratford-upon-Avon, CV37 7TE



- NO CHAIN
- Popular village location with local amenities
- In catchment for excellent primary and secondary schools
- Tucked away cul de sac position
- Viewing highly recommended



£320,000

**NO CHAIN.** A superb opportunity to purchase this three bedroom semi-detached dormer bungalow in the village of Ettington, with three reception rooms and a kitchen. Further benefits include triple driveway, mature garden and an open fire in the sitting room.

**ACCOMMODATION**

Storm canopy porch opens into dining room with window to front, under stairs cupboard and shelving unit. Music room with window to front, shelving unit. Sitting room with double doors to garden, feature fireplace with open fire, under stairs storage cupboard with light & shelving. Kitchen with windows to rear and side, door to side, range of matching wall and base units with wooden work top incorporating one and a half bowl stainless steel sink with drainer and four ring ceramic hob with brushed metal extractor fan hood over, integrated double oven, dishwasher and washing machine, double fridge freezer, breakfast bar.

Landing with two fitted cupboards. Bedroom with window to rear, range of fitted wardrobes, stripped wood flooring, sliding door to wc and wash basin. Bedroom with window to front, fitted wardrobes, under-eaves storage. Bedroom with window to front. Bathroom with opaque window to side, bath with electric shower over, pedestal wash hand basin, wc, part tiled walls, wood effect flooring.

Outside to front a tarmac and stone chipping driveway with space for three cars. Side gate to passageway where the recently installed oil tank and external combination boiler are found. Rear garden with a mix of pathways, patio, lawn, planted beds, rockery, mature shrubs and timber shed, outside light and tap.

**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, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil 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.

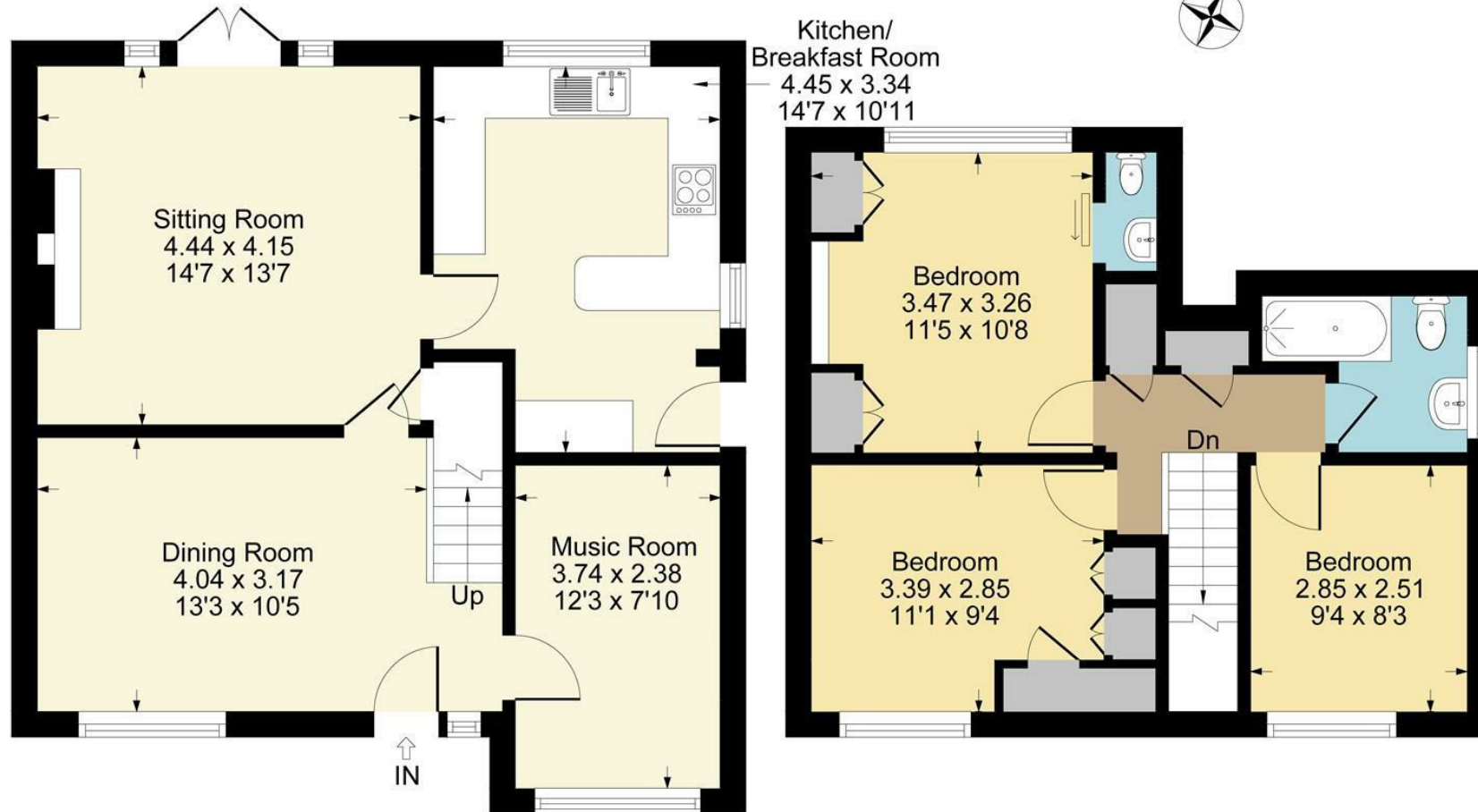
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** 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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Ground Floor

First Floor

Approximate Gross Internal Area = 103.90 sq m / 1118 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.







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