

Peter Clarke



The Bungalow, Warwick Road, Ettington, Stratford-upon-Avon, Warwickshire, CV37 7PN

- In need of updating
- Spacious 1,570 sq.ft. accommodation
- Close to transport links
- Gardens to front and rear
- Parking
- Two reception rooms, kitchen/breakfast room, conservatory
- Five bedrooms
- NO CHAIN



Guide Price £375,000

A five bedroom detached bungalow with development potential (STPP), situated in a rural location yet close to excellent transport links. The property requires updating and provides 1,570 sq.ft. of spacious accommodation, with gardens to front and rear, and parking. Views over fields to the side. NO CHAIN.

#### ACCOMMODATION

Front door to entrance hall. Sitting room with bay window to front, fireplace. Dining room with fitted cupboards, access to hot water cylinder. Kitchen/breakfast room with range of cupboards and work surface, sink, electric cooker point, Worcester oil heating boiler. Utility with space and plumbing for washing machine. Cloakroom with wc and wash basin. Conservatory with double glazed windows, doors to front and side. Inner hall.

Bedroom One with built in wardrobe. Bedroom Two with built in wardrobe. Bedroom Three with built in wardrobe. Bedroom Four with bay window to front and built in wardrobes. Bedroom Five/Study with bay window to front. Bathroom with wc, wash basin and bath with shower attachment, large separate shower cubicle, tiled walls, downlighters.

Outside there is a lawned front garden with mature trees, covered seating area, gravel to side with water feature, patio seating area. Grass to rear and views of fields to side. Tarmacadamed off road parking.

#### 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 via septic tank. However this should be checked by your solicitor before exchange of contracts. 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 F.

**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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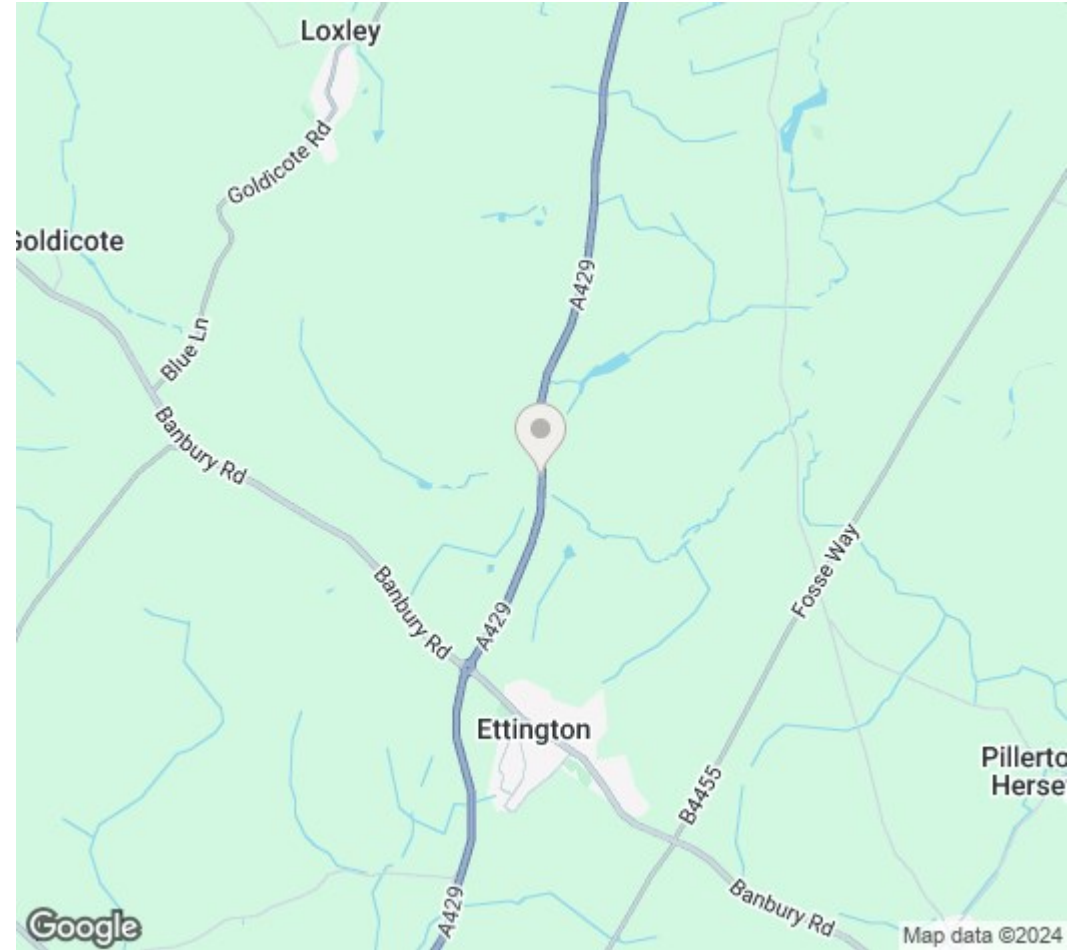


Ground Floor

Approximate Gross Internal Area = 145.90 sq m / 1570 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.





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