

Peter Clarke



149 Loxley Road, Stratford-upon-Avon, CV37 7DT

- NO CHAIN
- Sought after location, south of the river
- Semi-detached bungalow
- Driveway, garage and generous garden
- Sitting room, kitchen and utility
- Bathroom and en suite shower room
- Viewing highly recommended
- Potential for extension (STPP)



£475,000

**NO CHAIN.** Located on the every popular golf course side of Loxley Road is this two double bedroom semi-detached bungalow with driveway, garage and generous rear garden. The property offers plenty of scope to extend and re-develop (STPP).

**ACCOMMODATION**

Entrance porch leading to entrance hall with loft hatch. Sitting/dining room with door to rear and full height windows either side and corner gas fire. Kitchen with door and window to rear, range of matching wall and base units with work surface over incorporating stainless steel sink with drainer, space for cooker and appliances. Utility room with skylight window, base unit with stainless steel sink and drainer, space for washing machine and further appliances, wall mounted combination boiler. Main bedroom with bay window to front, range of fitted wardrobes, high level and over the bed cupboards. En suite shower room with shower cubicle, wash hand basin unit, wc and linen cupboard. Second double bedroom with window to front. Bathroom with bath, separate shower cubicle, wash hand basin, wc, chrome heated towel rail. Garage with up and over door, power and light.

Outside to the front is a tarmacadamed driveway with parking for several vehicles, partly laid to lawn with planted beds. To the rear is a generous sized garden backing on to the golf course with a paved patio, mainly laid to lawn, planted beds, mature shrubs and trees.

**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, gas, water 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.

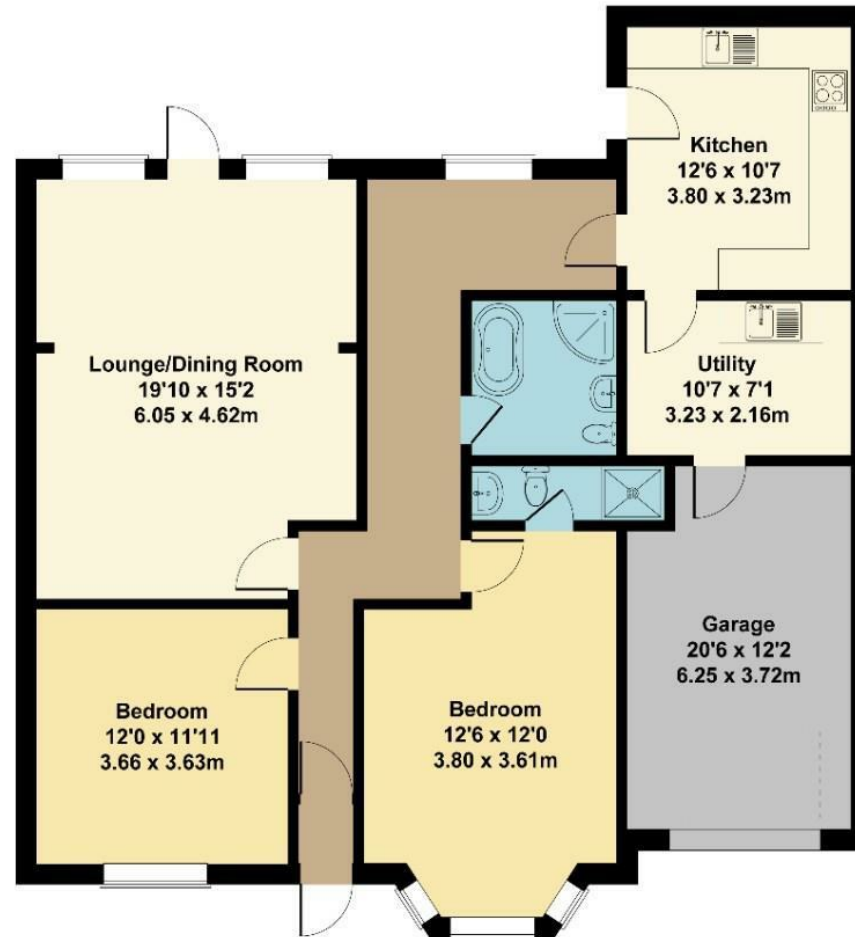
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**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.



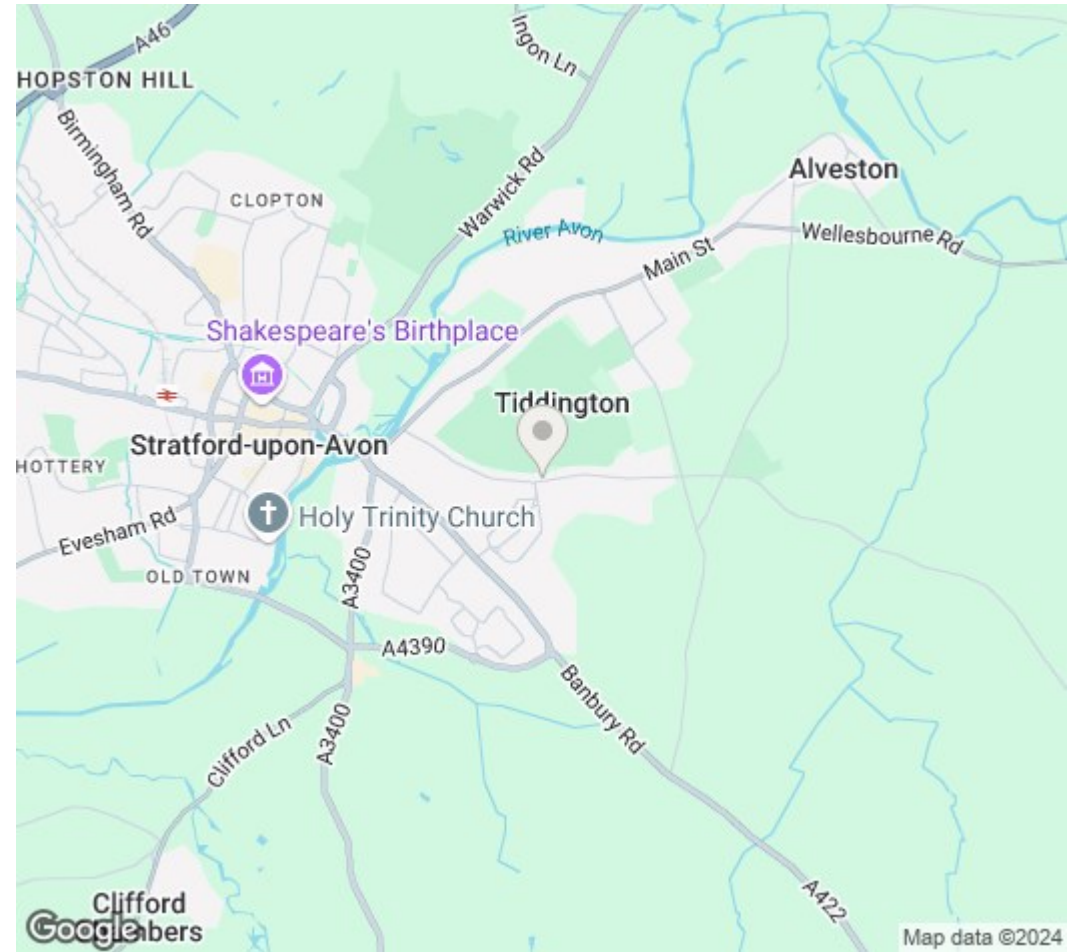
# 149 Loxley Road, Tiddington



Approximate Gross Internal Area = 125.75 sq m / 1354 sq ft

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





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

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