

Peter Clarke



80 Meadow Close, Stratford-upon-Avon, CV37 9PX



- NO CHAIN
- Ideal first time buy, investment or downsize property
- Close to local amenities, the town centre and railway station
- Generous garden to rear
- Two bedrooms
- Two reception rooms
- Viewing highly recommended



£245,000

**NO CHAIN.** An excellent opportunity to purchase this two bedroom freehold house in a cul de sac location, close to the town centre, railway station and schools.

#### ACCOMMODATION

Entrance hall with under stairs storage cupboard. Sitting room with window to rear. Kitchen with window to front, pantry cupboard, range of wall and base units with work top over incorporating stainless steel sink with drainer, space for appliances. Opens into dining room with window and door to rear.

Landing with loft hatch, linen cupboard housing combination boiler, two further walk in storage cupboards. Two double bedrooms. Bathroom with opaque window to front, bath with shower attachment, pedestal wash hand basin. Separate wc with opaque window to front.

Outside to the front is a cupboard housing meters and storage space. To the rear is a mainly walled garden with decking, partly laid to lawn, and timber shed.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. 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.

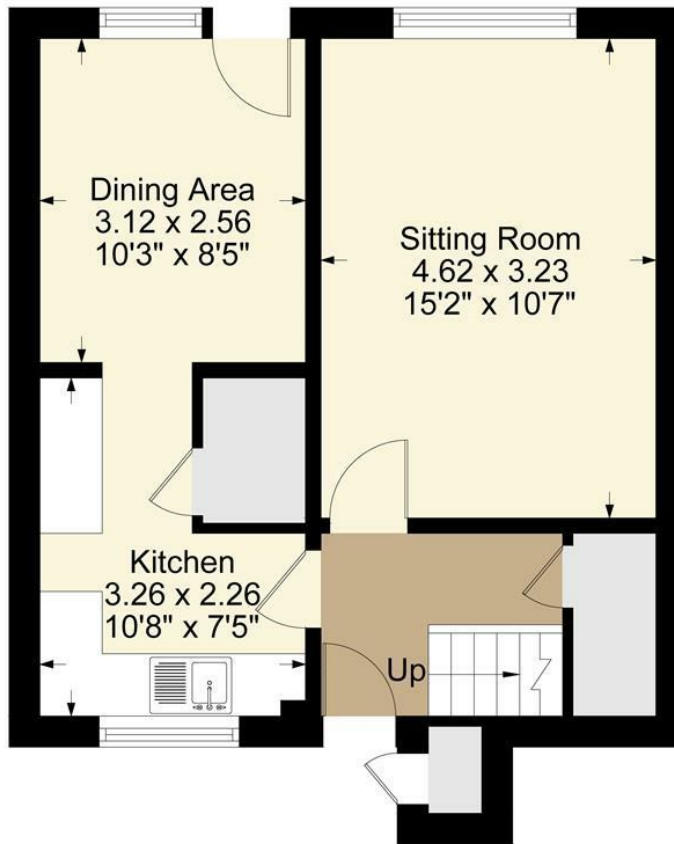
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

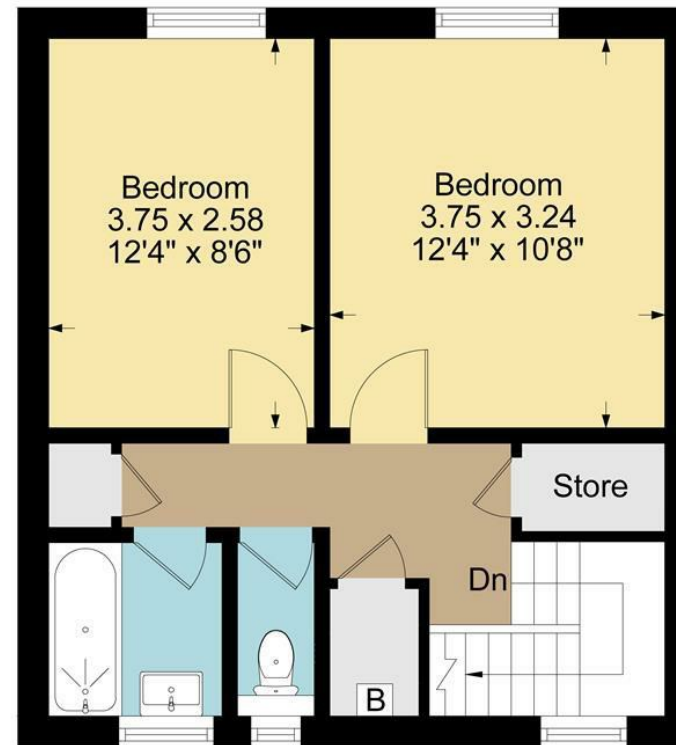
**VIEWING:** By Prior Appointment with the selling agent.



80 Meadow Close, Stratford - upon - Avon , CV37 9PX



**Ground Floor**



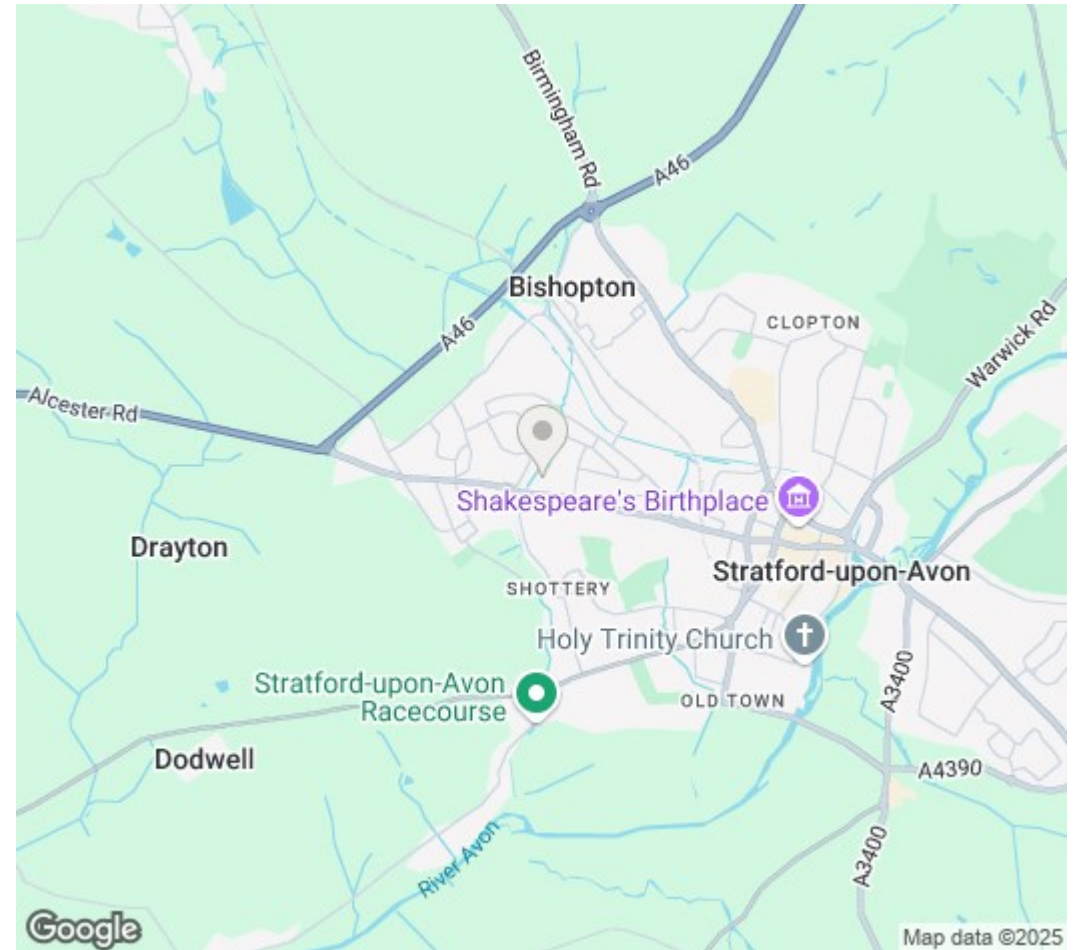
**First Floor**

Approximate Gross Internal Area = 78.05 sq m / 840 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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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

Peter Clarke

