

Peter Clarke



5 Lower End, Alveston, Stratford-upon-Avon, CV37 7QH

Utility Room
2.40 x 1.03
7'10" x 3'5"

Lower End, Alveston

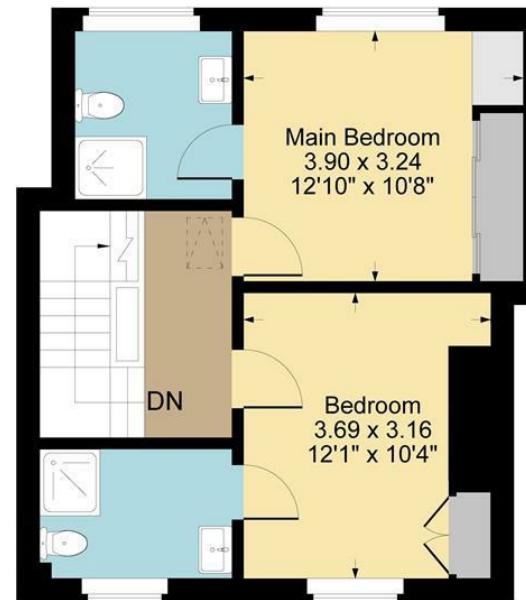


Ground Floor



Approximate Gross Internal Area
Ground Floor = 59.74 sq m / 643 sq ft
First Floor = 40.69 sq m / 438 sq ft
Total Area = 100.43 sq m / 1081 sq ft

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



First Floor



- NO CHAIN
- Two bedrooms, both with en suite
- Popular village location
- Extended on the ground floor
- Open plan sitting/dining room and study
- Kitchen/breakfast room and utility
- Mature garden with views
- Viewing highly recommended



Guide Price £450,000

NO CHAIN. A deceptively spacious two bedroom cottage with two en suites, situated on a quiet lane within the quintessential village of Alveston. Further benefits include a sitting/dining room, stylish kitchen/breakfast room, utility and a mature garden with delightful countryside views beyond.

ACCOMMODATION

ENTRANCE HALL

with window to front, engineered oak flooring.

CLOAKROOM

with wc, wash hand basin and low level cupboard, engineered oak flooring.

OPEN PLAN SITTING/DINING ROOM

with window to front, under stairs storage cupboard, further storage cupboard, feature inglenook fireplace.

DINING AREA

STUDY AREA

with fitted bookshelf.

Double doors to

KITCHEN/BREAKFAST ROOM

with double doors to garden, velux windows. Range of matching wall and base units with work top over incorporating four ring ceramic hob with brushed metal extractor fan hood over and one and a half bowl sink with drainer, integrated oven and warming drawer. Seating area, engineered oak flooring throughout, sliding door to utility room.

UTILITY ROOM

with window to rear, work top with base units, space for washing machine and tumble dryer, shelving and extractor fan, engineered oak flooring.

FIRST FLOOR LANDING

with velux window and exposed beams.

MAIN BEDROOM

with dormer window to rear, range of fitted wardrobes, exposed beams and countryside views to rear.

EN SUITE SHOWER ROOM

with dormer window to rear, shower cubicle, wc, wash hand basin with low level drawers, heated towel rail.

BEDROOM

with dormer window to front, exposed beams and fitted wardrobe.

EN SUITE SHOWER ROOM

with dormer window to front, shower cubicle, wc, wash hand basin with low level cupboard, engineered oak flooring, sensor lighting, extractor fan.







OUTSIDE

To the rear is a mix of paved pathways, patios, planted beds, mature shrubs and trees, walled to the rear with an open outlook to countryside. Timber shed, outside light and tap. Side gate to refuse right of way.

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. Electric 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. There is a right of way from Number 5 over Number 6 for refuse.

AGENTS NOTE: The property is believed to be in a Conservation Area.

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.

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

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