

Peter Clarke



Brookside House 2 Rochester Close, Meon Vale, Stratford-upon-Avon, CV37 8WS



- Quiet, tucked away position off a private road
- Overlooking bridle path and green area
- Hall and cloakroom
- Sitting room
- Kitchen/dining room, conservatory
- Four bedrooms
- Bathroom and en suite
- Parking and garage
- Easy to maintain rear garden
- NO CHAIN



£365,000

Situated in a quiet position opposite a bridle path and green area, is this four bedroom detached residence. Hall, sitting room, kitchen/dining room, conservatory, four good bedrooms, bathroom and en suite, off road parking and garage. Potential to create further parking. Easy to maintain rear gardens. NO CHAIN.

#### ACCOMMODATION

Front door leads to entrance hall with Amtico floor. Cloakroom with wc, wash basin and Amtico floor. Sitting room with pebble electric fire. Kitchen/dining room with range of cupboards and work surface having sink, four burner gas hob, built in oven and grill with filter hood over, built in dishwasher, washing machine, built in fridge freezer, recently installed Worcester gas heating boiler, under stairs storage cupboard, Amtico floor, downlighters, French doors to conservatory. Conservatory with Amtico floor, double glazed windows, dwarf wall, electrically heated, French doors to side and glass roof.

First floor landing with linen cupboard and access to roof space. Bedroom 1 with fitted wardrobes. En suite shower room with wc, wash basin and large shower cubicle, downlighters, chrome heated towel rail, tiled splashbacks. Bedroom 2 with wardrobes. Bedroom 3. Bedroom 4. Bathroom with wc, wash basin and bath with shower over and shower screen, chrome heated towel rail, downlighters.

Outside there is a private drive shared by four properties, leading to block paved off road parking. Access to garage with electric up and over door, power and light, pedestrian door to rear. The front garden is lawned with hedging and there is potential to create further parking here. Gated access to side leading to the rear garden with patio, lawn, shed and enclosed by wood fencing.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. We have been advised by the vendor there is a current maintenance charge of approximately £332 per annum for the communal areas. 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.

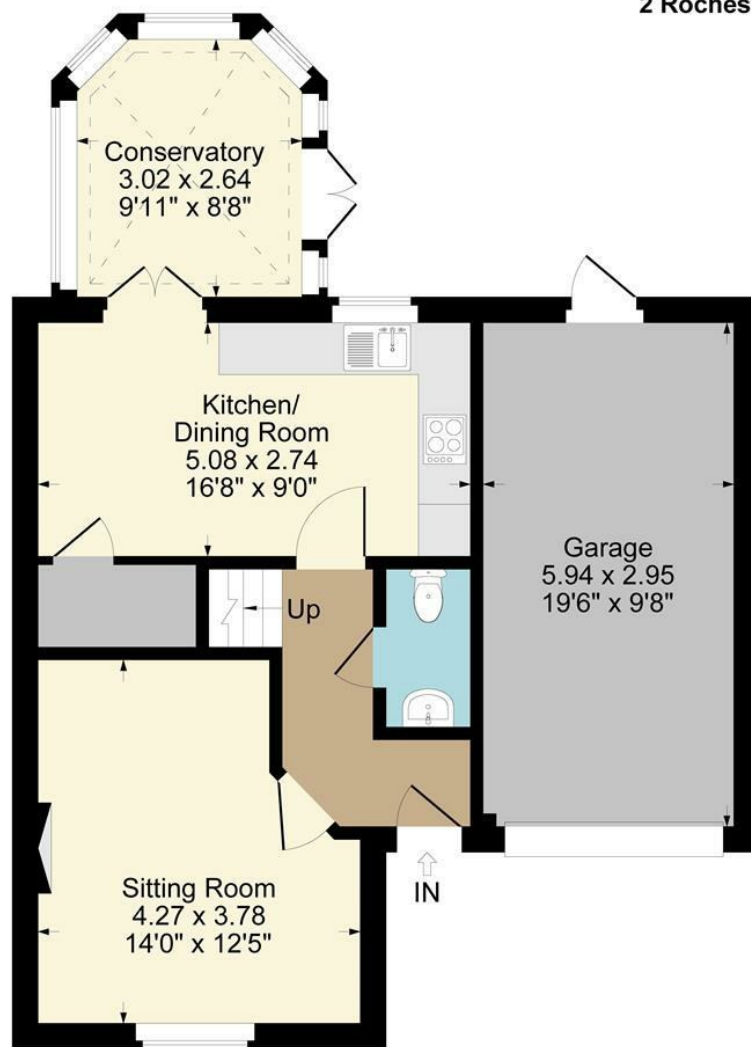
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

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

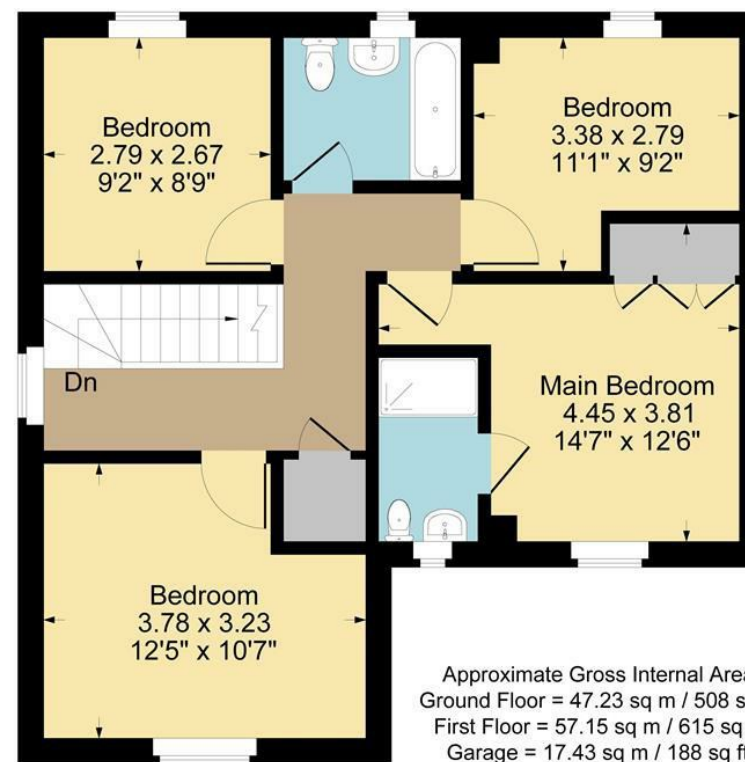
**VIEWING:** By Prior Appointment with the selling agent.



2 Rochester Close, Meon Vale



Ground Floor

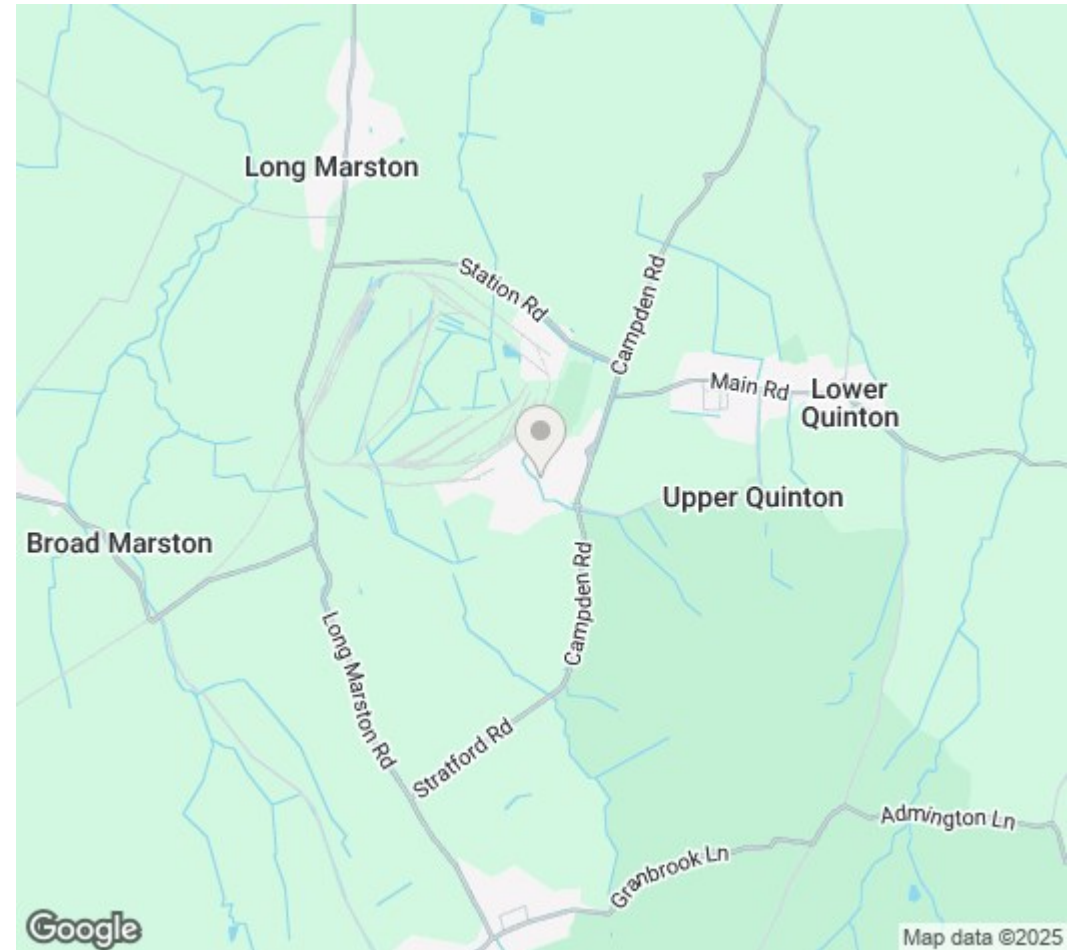


First Floor

Approximate Gross Internal Area  
 Ground Floor = 47.23 sq m / 508 sq ft  
 First Floor = 57.15 sq m / 615 sq ft  
 Garage = 17.43 sq m / 188 sq ft  
 Total Area = 121.81 sq m / 1311 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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