



Peter Clarke

21 Sid Courtney Road, Tiddington, Stratford upon Avon, CV37 7FA



- Two double bedrooms
- Low maintenance rear garden
- Allocated parking for two cars
- Open aspect of the Home Guard Club nearby
- Built by Hayfield Homes
- NHBC remaining
- Village Location
- Well presented throughout



£315,000

Tucked away in a cul de sac location and enjoying an open aspect nearby is this two double bedroom end terrace "Hayfield Home" benefitting from some NHBC remaining and located in a popular village close to Stratford upon Avon.

#### ACCOMMODATION

Front door leads to dining/kitchen which comprises matching wall base and drawer units with worksurface over and incorporating one and half bowl stainless steel sink and drainer unit. Integrated fridge freezer, dishwasher, washing machine, four ring induction hob with overhead extractor. Downstairs wc with wash hand basin and wall mounted heated towel rail. Sitting/dining room, door to understairs storage cupboard and double doors to garden.

Landing door to storage cupboard and loft access. Main bedroom with built-in wardrobe with sliding mirrored front. En suite with shower cubicle, wc and wash hand basin, wall mounted heated towel rail. Bedroom two. Bathroom with white suite comprising bath with shower over, wc and pedestal wash hand basin, wall mounted heated towel rail.

Outside to the rear is a paved patio leading to a lawned garden enclosed by fencing, gated rear access. To the front is two allocated parking spaces.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. An annual service charge for maintenance of the communal areas is understood to be £402.63. 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.

**AGENT NOTE:** Previous marketing images have been used.

**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

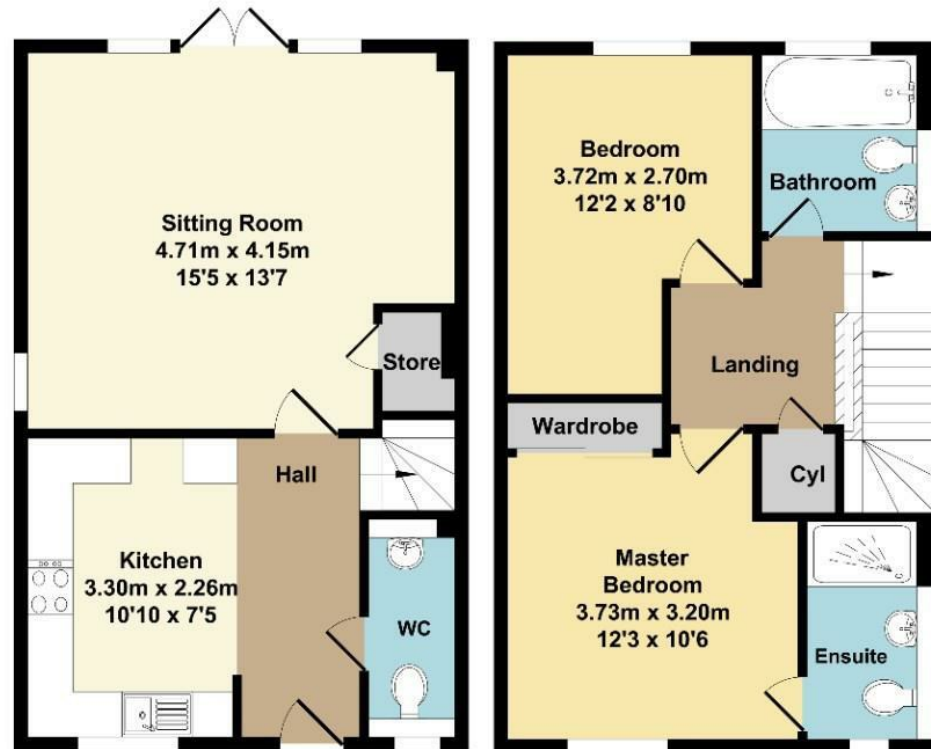
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. A full copy of the EPC is available at the office if required.

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



Sid Courtney Road, Stratford Upon Avon, CV37 7FA  
Total Approx. Floor Area 71.12 Sq.M. (766 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

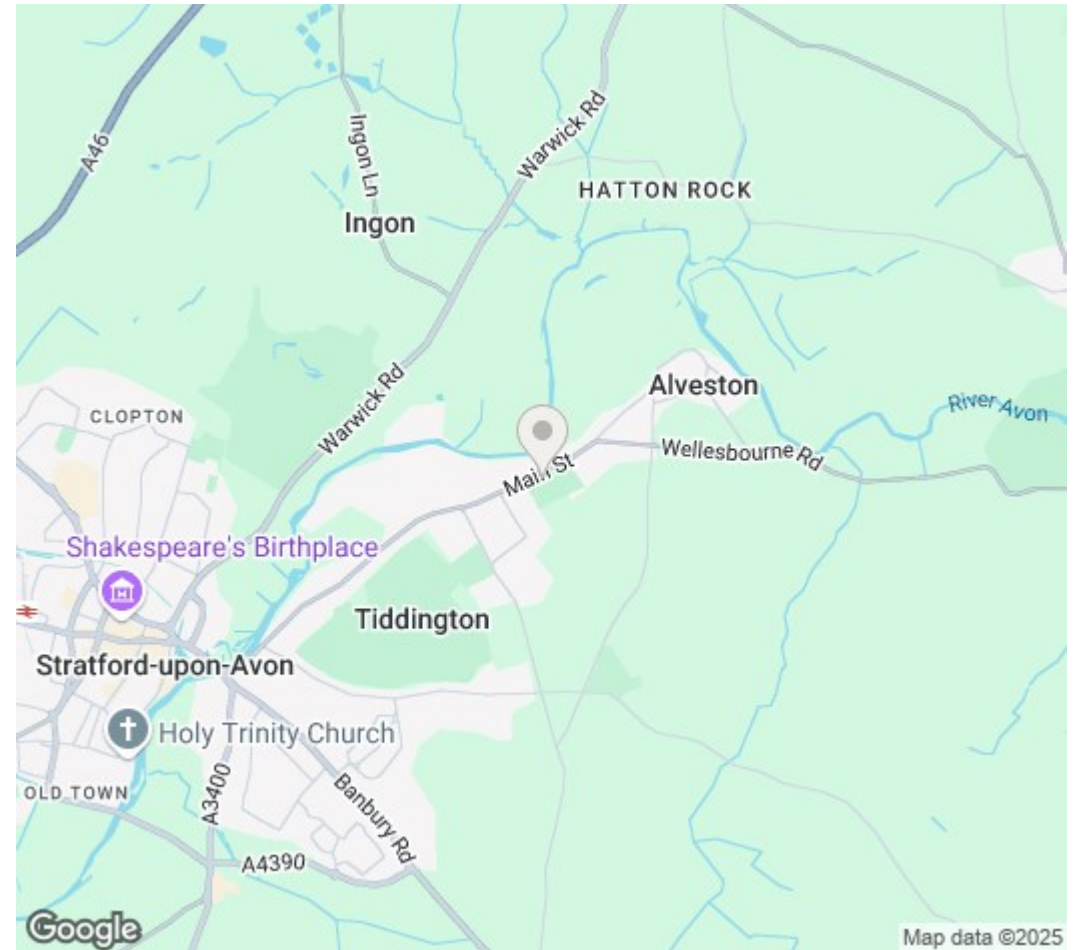


Ground Floor  
Approx. Floor  
Area 35.56 Sq.M.  
(383 Sq.Ft.)

First Floor  
Approx. Floor  
Area 35.56 Sq.M.  
(383 Sq.Ft.)







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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