

Clunes Bordon Hill, Stratford-upon-Avon, CV37 9RY

- NO CHAIN
- Generous plot of 1.1 acres
- Huge potential to update, extend or re-develop (STPP)
- Prior planning approval for a one storey addition to the dwelling
- Viewing highly recommended



£495,000

NO CHAIN. An exciting opportunity to put your own mark on this property with prior approval to add another floor. Positioned on a generous plot of approximately 1.1 acres, at the top of Bordon Hill offering quick access in and out of Stratford upon Avon.

ACCOMMODATION

Entrance porch. Sitting/dining room with window to front, sliding patio doors to rear, open fireplace. Jack and Jill Cloakroom. Bedroom with dual aspect and door to Jack and Hill cloakroom. Bedroom with window to front and door to cupboard with potential. Bedroom with window to rear and fitted wardrobe. Bathroom with window to front and nonplumbed free standing appliances at present. Kitchen with window to front, door to side, stainless steel sink with drainer, airing cupboard housing immersion water tank. Covered hallway. Cloakroom. Garage with up and over doors to front and rear, windows to side, power and light.

Outside, the property is on a generous plot mainly laid to lawn with planted beds, shrubs and trees, measuring approximately 1.1 acres.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is a separate title for the driveway. 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. Oil fired central heating (not currently operational).

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.

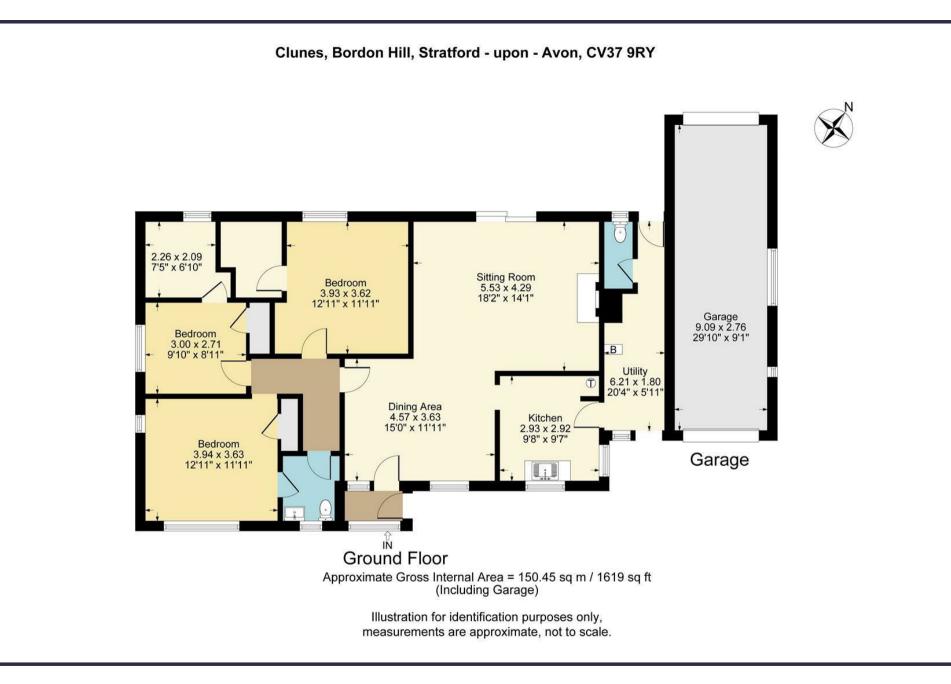
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: F. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.











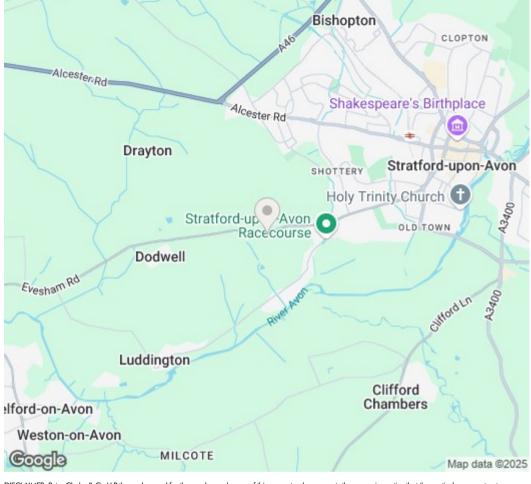












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