

Peter Clarke



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 non-plumbed 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.

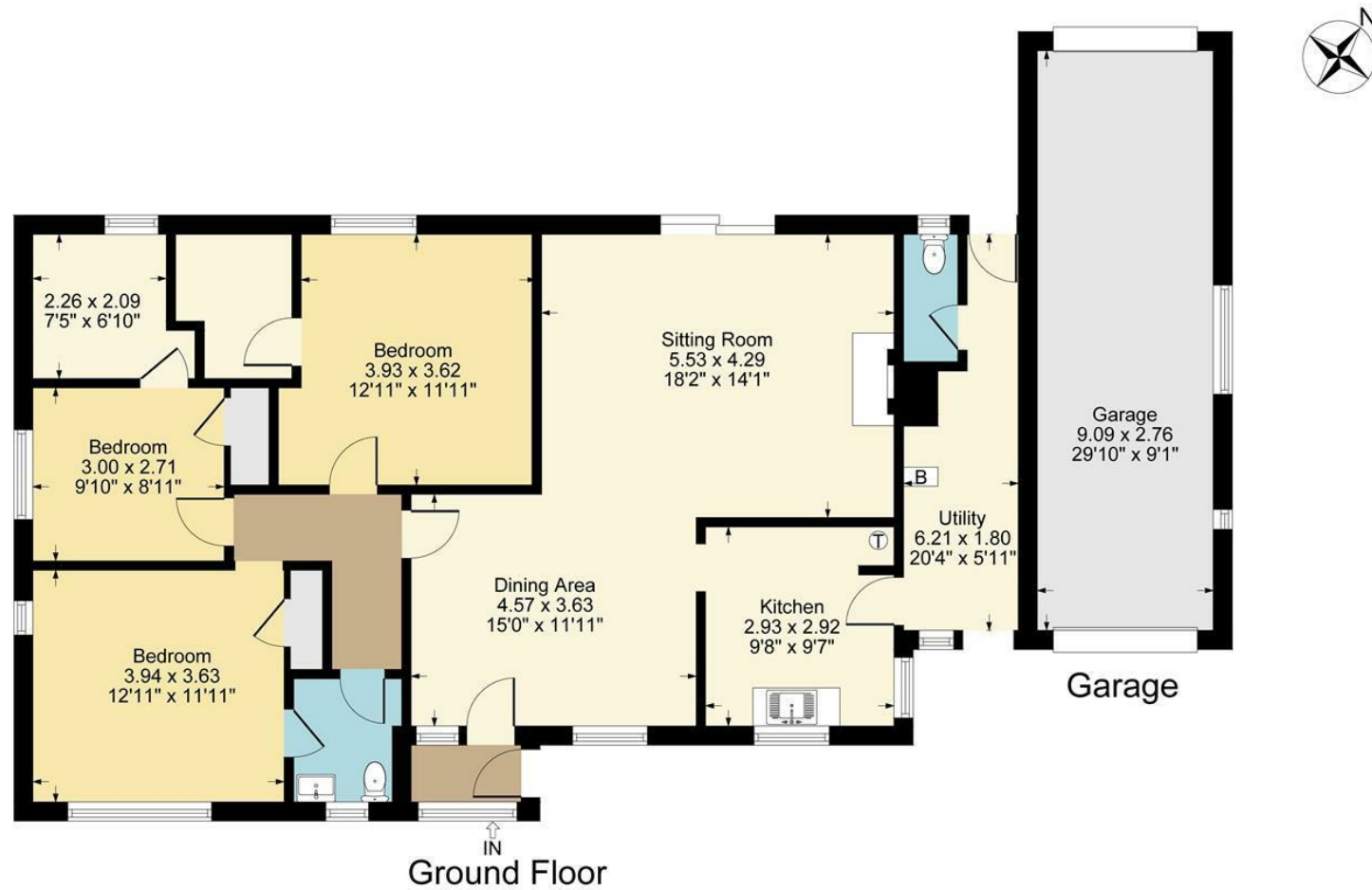
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

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.

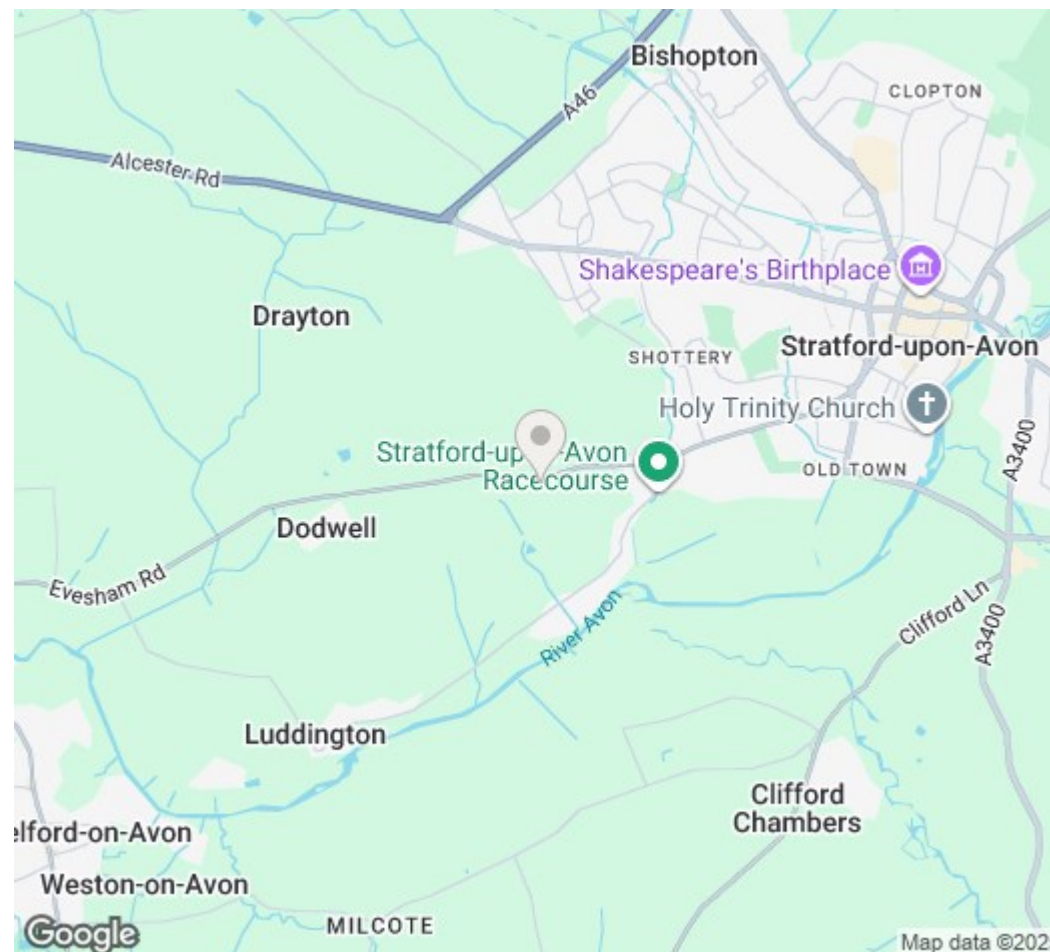


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Ground Floor
Approximate Gross Internal Area = 150.45 sq m / 1619 sq ft
(Including Garage)

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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serving South Warwickshire & North Cotswolds

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

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