

Peter Clarke

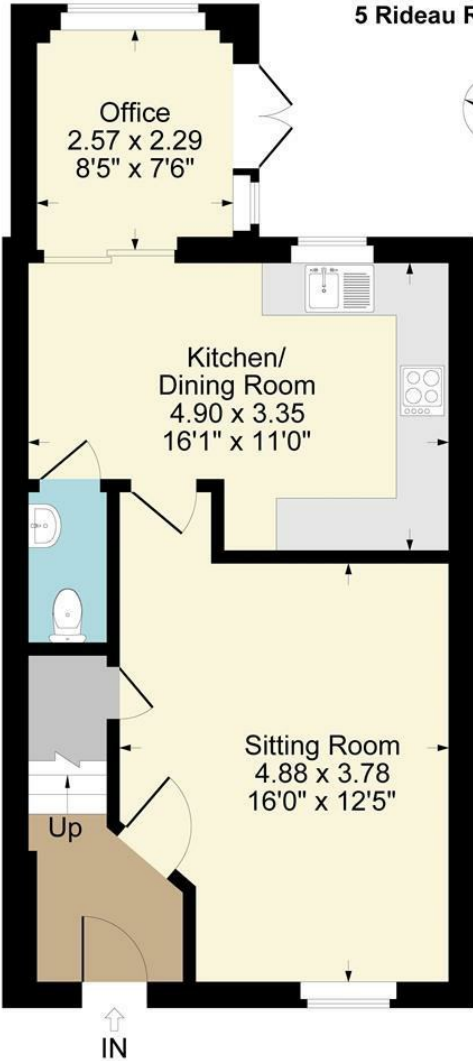


5 Rideau Road, Meon Vale, Stratford-upon-Avon, CV37 8WR

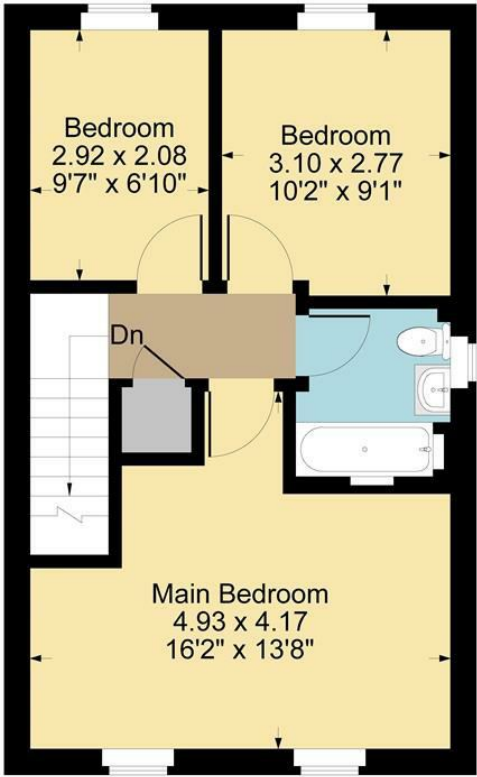
5 Rideau Road, Meon Vale



Approximate Gross Internal Area
Ground Floor = 47.30 sq m / 509 sq ft
First Floor = 41.09 sq m / 442 sq ft
Total Area = 88.39 sq m / 951 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Ground Floor



First Floor

- Three bedroom semi-detached house
- Tandem double driveway and landscaped garden
- Extended ground floor
- Close to local amenities
- Viewing highly recommended



£290,000

A deceptively spacious, three bedroom semi-detached house located close to the local amenities of Meon Vale. Further benefits include an extended ground floor with sun room currently used as an office, tandem double driveway and a landscaped garden to rear.

ACCOMMODATION

ENTRANCE HALL

with tiled flooring.

SITTING ROOM

with window to front, understairs storage cupboard.

KITCHEN/DINING ROOM

with window to rear, sliding doors to sun room, range of matching wall and base units with work surface over incorporating one and a half bowl sink and drainer and four ring gas hob. Integrated oven, space for further appliances. Tiled flooring.

CLOAKROOM

with wash hand basin and WC.

SUN ROOM

with vaulted ceiling and spotlights, windows and doors to rear, tiled flooring. Currently used as a study.

FIRST FLOOR LANDING

with loft hatch. Linen cupboard.

MAIN BEDROOM

with two windows to front, freestanding wardrobes.

BEDROOM

with window to rear.

BEDROOM

with window to rear.

BATHROOM

with window to side, bath with shower over, wash hand basin, WC, heated towel rail.

OUTSIDE TO FRONT

is a tandem double driveway, pathway to house.

OUTSIDE TO REAR

is a mix of laid to lawn, paved patios, pathways, raised beds, timber shed, outside tap and light.

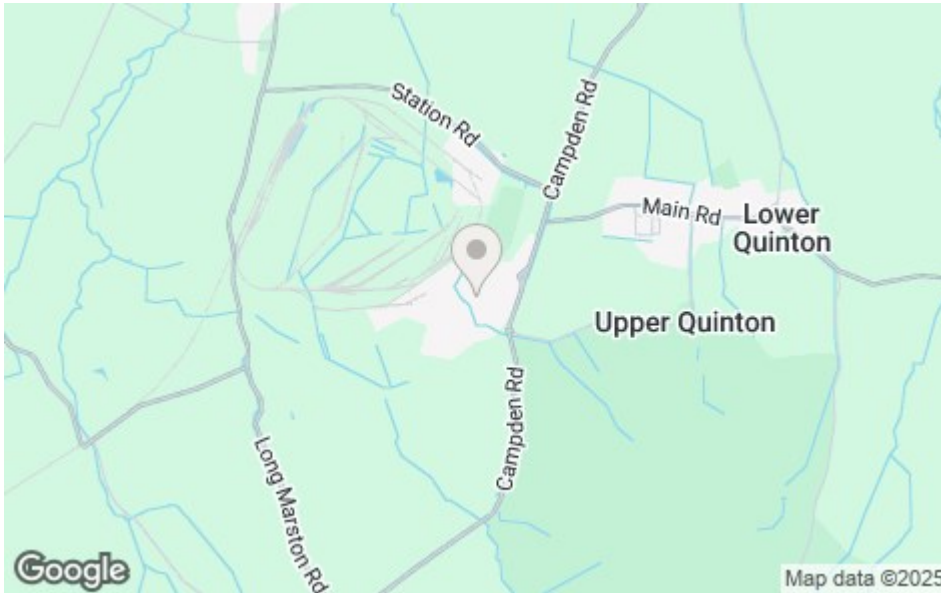
GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts. We are advised that there is an estate charge of approximately £250 per annum.

SERVICES: We have been advised by the vendor that mains gas, water, electricity and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.







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: C. 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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