

Peter Clarke



3 Ash Lane, Bearley, Stratford-upon-Avon, CV37 0SP

- NO ONWARD CHAIN
- Located on a quiet no through road
- Refitted dining/kitchen
- En suite to main bedroom
- Peaceful village location
- Located on the north side of Stratford
- Gardens to side and rear



Asking Price £325,000

Located down a quiet no through road is this two/three bedroom period cottage boasting a garden and private parking. Offered with NO ONWARD CHAIN and briefly comprising dining kitchen with separate utility, sitting room, two bedrooms (main with en suite) plus a further third bedroom/dressing room/study.

ACCOMMODATION

Front door leads to refitted dining kitchen with matching wall, base and drawer units with work surface over, along with a breakfast bar adjacent to the dining area and incorporating sink and drainer unit, integrated oven, four ring electric hob and overhead extractor, integrated under counter fridge and dishwasher, door to storage cupboard housing boiler. Inner hall with door to under stairs storage. Utility with built in units, work surface over, space for washing machine and condenser dryer. Sitting room with feature fireplace, decorative surround and mantle over, door to front.

Landing with loft access. Main bedroom with en suite comprising shower cubicle, wc, wash hand basin. Bedroom 2. Bedroom 3/Dressing Room/Study (which is the access to Bedroom 2). Bathroom with white suite comprising panelled bath, wc and wash hand basin.

Outside to the side and rear is a sloped garden with paved area at the top for seating. Off road parking for one car plus additional on road parking available (our seller advises there was previously a garage where the current parking space is).

GENERAL INFORMATION

TENURE: The property is understood to be freehold. 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.

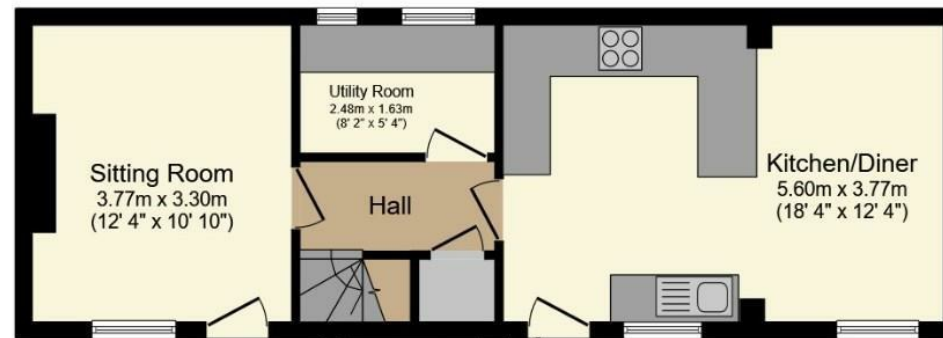
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

VIEWING: By Prior Appointment with the selling agent.

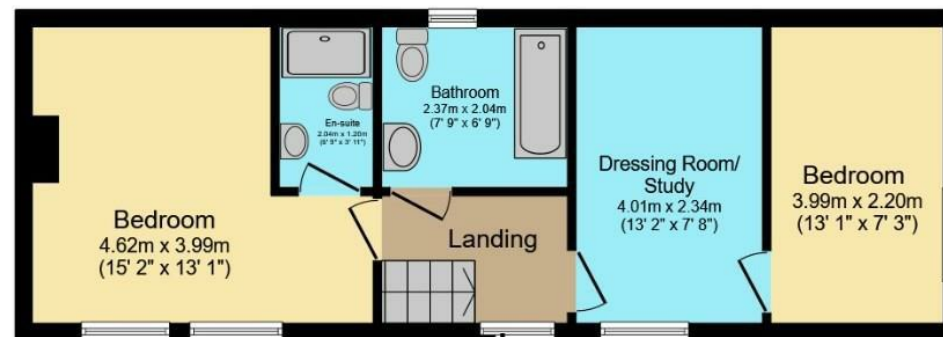


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Ground Floor

Floor area 43.7 m² (470 sq.ft.)



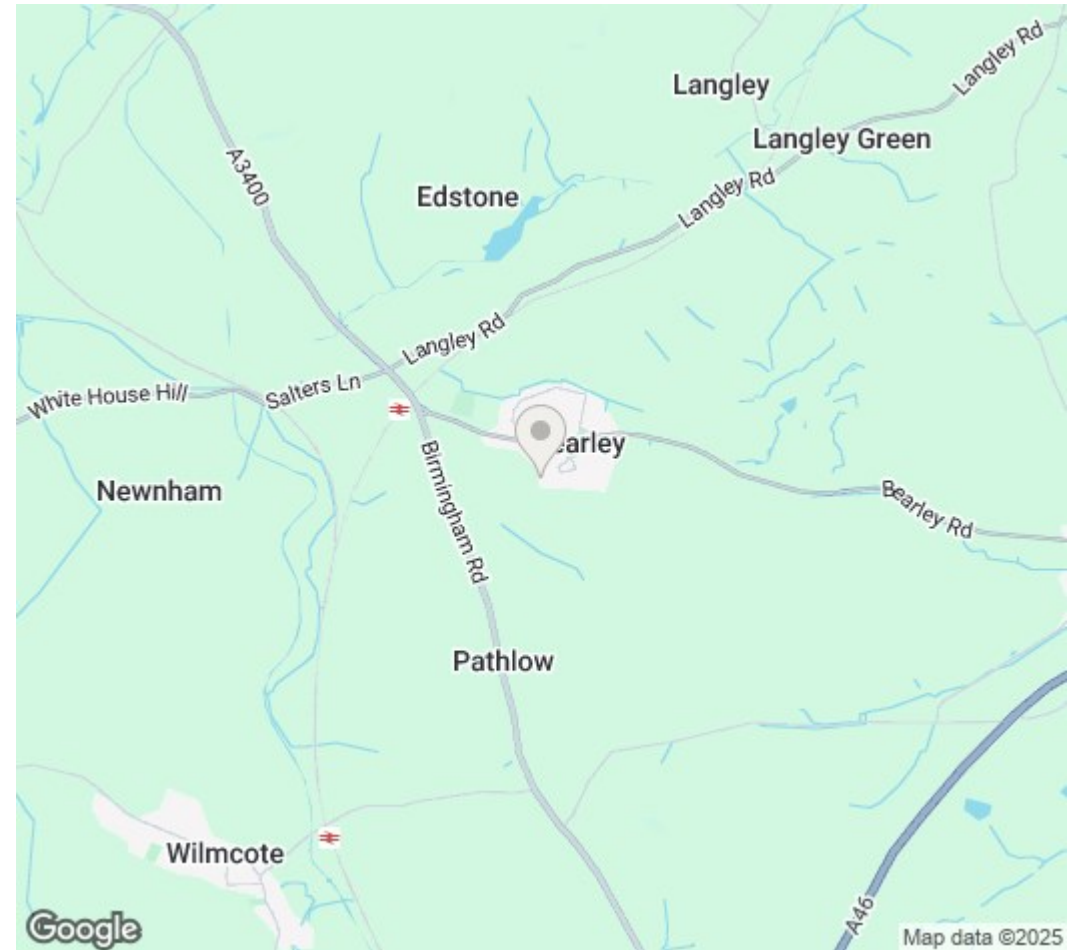
First Floor

Floor area 43.7 m² (470 sq.ft.)

TOTAL: 87.3 m² (940 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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