

Peter Clarke



14 Buttercup Way, Stratford-upon-Avon, CV37 7EQ

- Tucked away position on a no-through road
- Very well presented accommodation
- Tandem double driveway and garage
- Landscaped garden
- Three bedrooms, bathroom and en suite
- Sitting room, cloakroom, kitchen/dining room and conservatory



£369,950

A very well presented three bedroom semi-detached house located in a tucked away position on this popular south of the river development. Further benefits include sitting room, kitchen/dining room, conservatory, main bedroom with en suite, garage with utility area and a landscaped garden.

ACCOMMODATION

Entrance hall. Sitting room with window to front. Kitchen/dining room with double doors to conservatory, range of matching wall and base units with work surface over incorporating one and a half bowl stainless steel sink with drainer and four ring gas hob with retractable extractor fan hood over, integrated double oven, low level fridge and dishwasher, high level cupboard housing Worcester combination boiler, understairs storage cupboard, space for dining, part tiled walls and tiled floor. Cloakroom with wash hand basin unit with low level cupboards, WC, part tiled walls and tiled floor. Conservatory with double doors to garden, tiled floor and electric underfloor heating. First floor landing with loft hatch and internal light (no ladder or boarding). Main bedroom with window to front and triple fitted wardrobe. En suite shower room with opaque window to front, shower cubicle, pedestal wash hand basin, WC, chrome heated towel rail, tiled walls and floor. Bedroom with window to rear and fitted double wardrobe. Bedroom with window to rear. Bathroom with ceiling extractor fan, bath with shower over, pedestal wash hand basin, WC, tiled walls and tiled floor.

Outside to front is a paved pathway, partly laid to lawn with planted beds, stone chipping tandem double driveway leading to garage and with side gate to rear. Garage with up and over door, internal power and light, first half for storage space, rear half has been turned into a utility area with stud frames and partitioned walls, raised MDF board flooring, worktop with space below for washing machine and tumble dryer, loft hatch and pedestrian door to rear. Outside to rear is a mix of paved pathways, patio, planted beds, railway sleeper beds, partly laid to lawn, timber shed, mature shrubs and trees.

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 gas, water, electricity and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

ESTATE CHARGE: There is an estate charge of approximately £120 per annum.

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.

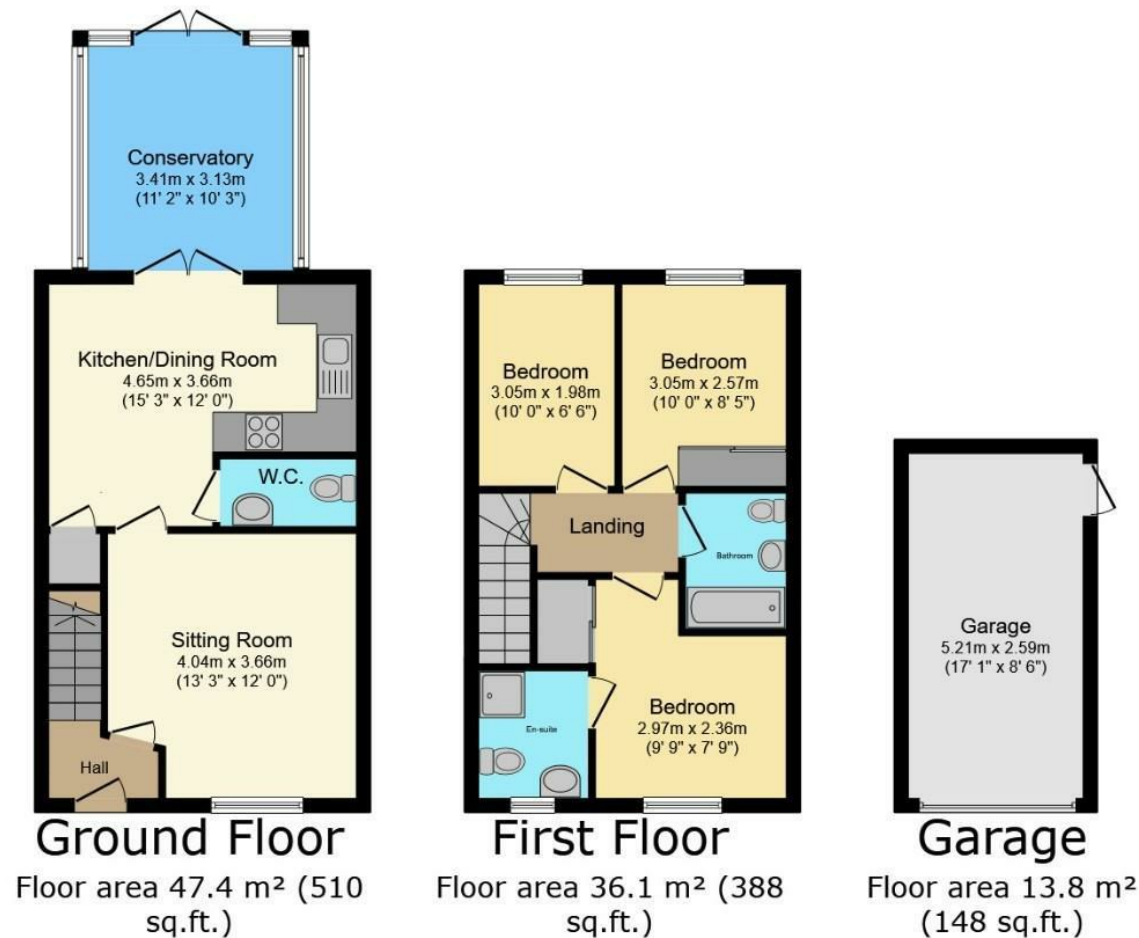
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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.



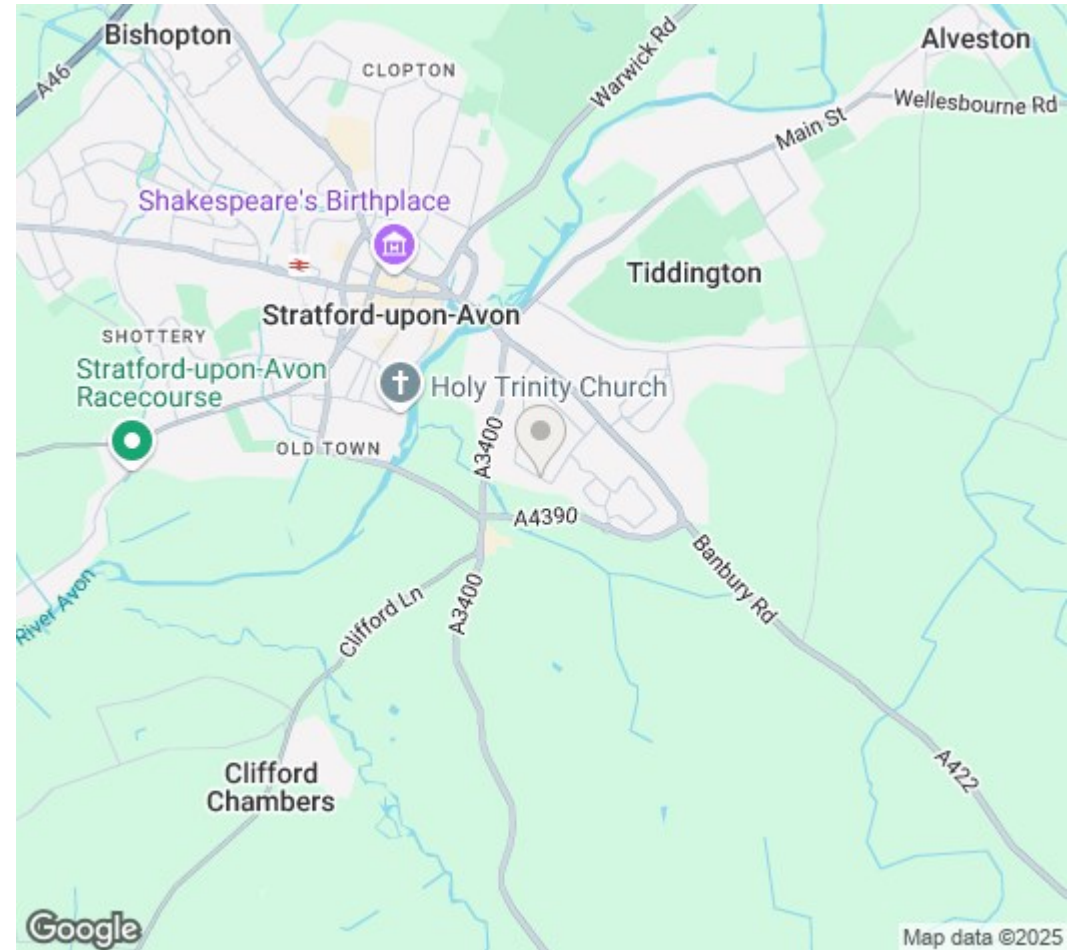
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TOTAL: 97.2 m² (1,046 sq.ft.)

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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Multi-award winning offices
serving South Warwickshire & North Cotswolds

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