

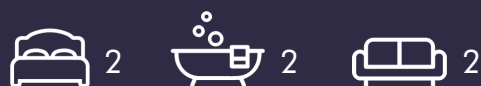
Peter Clarke



142 Bridgetown Road, Stratford-upon-Avon, Warwickshire, CV37 7JA



- Private cul de sac location
- Well established rear garden
- Two double bedrooms, main bedroom with en suite
- Extended to create dining kitchen at the rear
- Generous parking
- Popular south of the river location



£475,000

A very deceptive, reconfigured and extended, two double bedroom detached bungalow tucked away in a private cul-de-sac position, in a popular location South of the river. With a delightful dining kitchen with part vaulted ceiling, generous parking and garage to the front, along with well established garden to the rear. NO ONWARD CHAIN

#### ACCOMMODATION

Storm porch leading to entrance hall with storage cupboard. Sitting room with built in storage units. Dining kitchen with matching wall, base and drawer units with work surface over and incorporating stainless steel sink and drainer unit, integrated oven, grill, four ring gas hob with overhead canopy extractor, integrated fridge freezer and slimline dishwasher, space for washing machine. Dining area with part vaulted ceiling, velux windows and double doors to garden allowing plenty of light. Main bedroom with built in wardrobes having mirrored fronts. En suite with shower cubicle, wc and pedestal wash hand basin, wall mounted heated towel rail. Further double bedroom with built in wardrobes. Bathroom with bath and shower over, wc and pedestal wash hand basin, wall mounted heated towel rail.

Outside to the rear is an established garden with a paved and brick patio with steps leading to a low maintenance artificial lawn with plant borders allowing for a variety of colour. Workshop space to the side and gated side access. To the front is a low maintenance front garden and driveway allowing generous parking plus a further parking space in front of the garage. Garage with up and over door and pedestrian door to side. Concealed bin store.

#### 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. Please note the property is sold with fully owned solar panels.

**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:** C. A full copy of the EPC is available at the office if required.

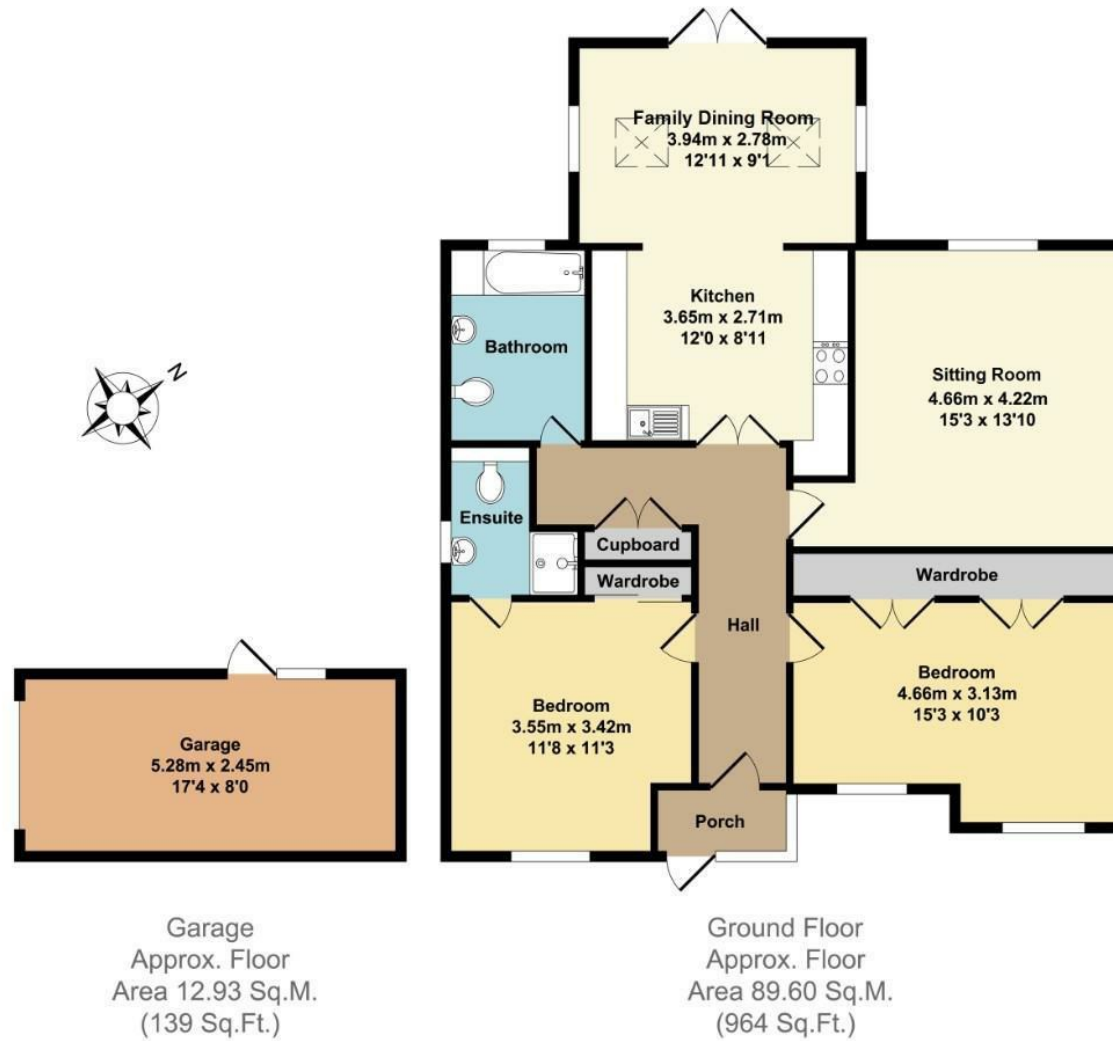
**VIEWING:** By Prior Appointment with the selling agent.



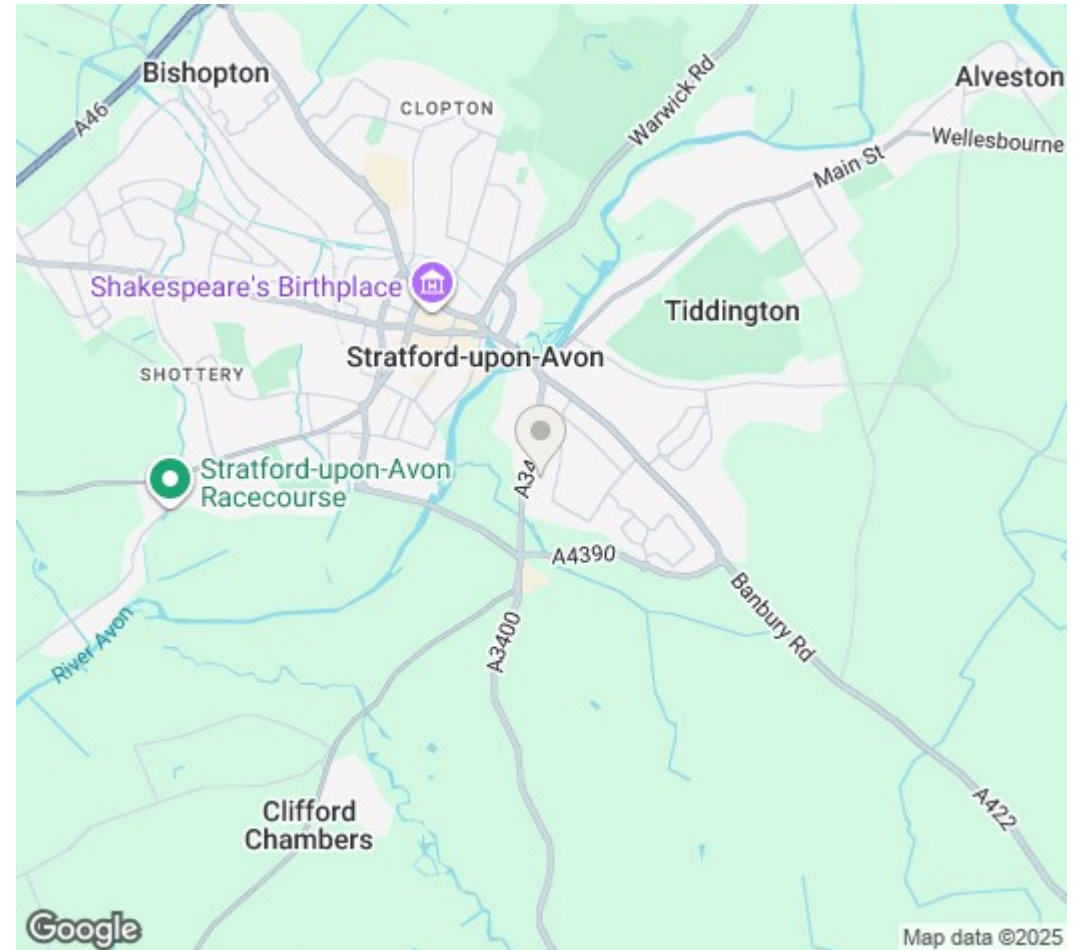
## Bridgetown Road

Total Approx. Floor Area 102.53 Sq.M. (1104 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.







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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