

Peter Clarke



76 South Green Drive, Stratford-upon-Avon, CV37 9HL

- NO ONWARD CHAIN
- Cul de sac location
- In need of modernisation and improvement
- Potential for extension (STPP)
- Good sized garden to rear
- Garage and off road parking
- Conveniently located north of the river



£307,500

**** BEST & FINAL OFFERS TO BE RECEIVED BY 5PM MONDAY 5TH JANUARY **** Tucked away in a cul-de-sac location and in need of modernisation and improvement, is this three bedroom semi detached home thought to offer great potential for extension (STPP). This property offers two reception rooms a good sized garden to the rear with fields behind, along with a garage and driveway. NO ONWARD CHAIN.

ACCOMMODATION

Entrance hall with door to under stairs storage cupboard. Sitting room with fireplace, electric fire, concertina doors to dining room with double doors to garden and serving hatch to kitchen. Kitchen with base units, work surface over incorporating stainless steel sink and drainer unit, space for cooker and under counter fridge, wall mounted boiler, door to pantry and door to side.

Landing with door to airing cupboard housing hot water tank and loft access. Two double bedrooms and one single bedroom (incorporating storage over bulk head). Bathroom having bath, shower over, pedestal wash hand basin. Separate wc.

Outside to the rear is a garden mainly laid to lawn with a newly laid decked area off the sitting room, enclosed by fencing. Garden shed, gated side access, door to brick store. To the front is a lawned garden and driveway offering access to the garage.

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.

DISCLAIMER: In accordance with legislation, the Agent wishes to declare and make prospective buyers aware that the property is owned by a Trust. One of the Trustees is a Partner of Peter Clarke & Co. LLP. If any further information is required please do not hesitate to contact the Agent's office. We also recommend independent advice is sought if required.

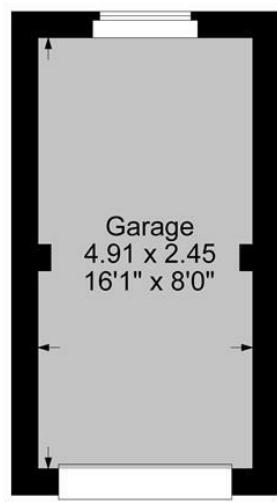
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

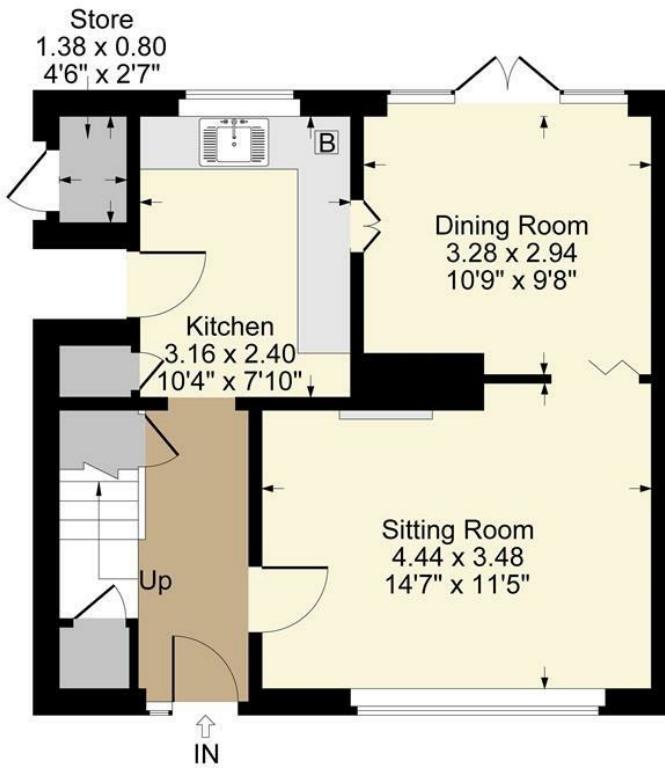
VIEWING: By Prior Appointment with the selling agent.



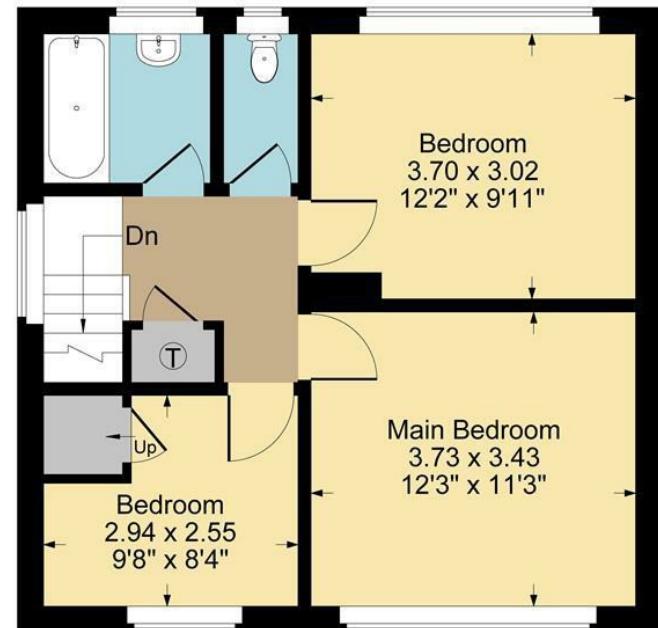
76 South Green Drive, Stratford-upon-Avon



Garage



Ground Floor



First Floor

Approximate Gross Internal Area

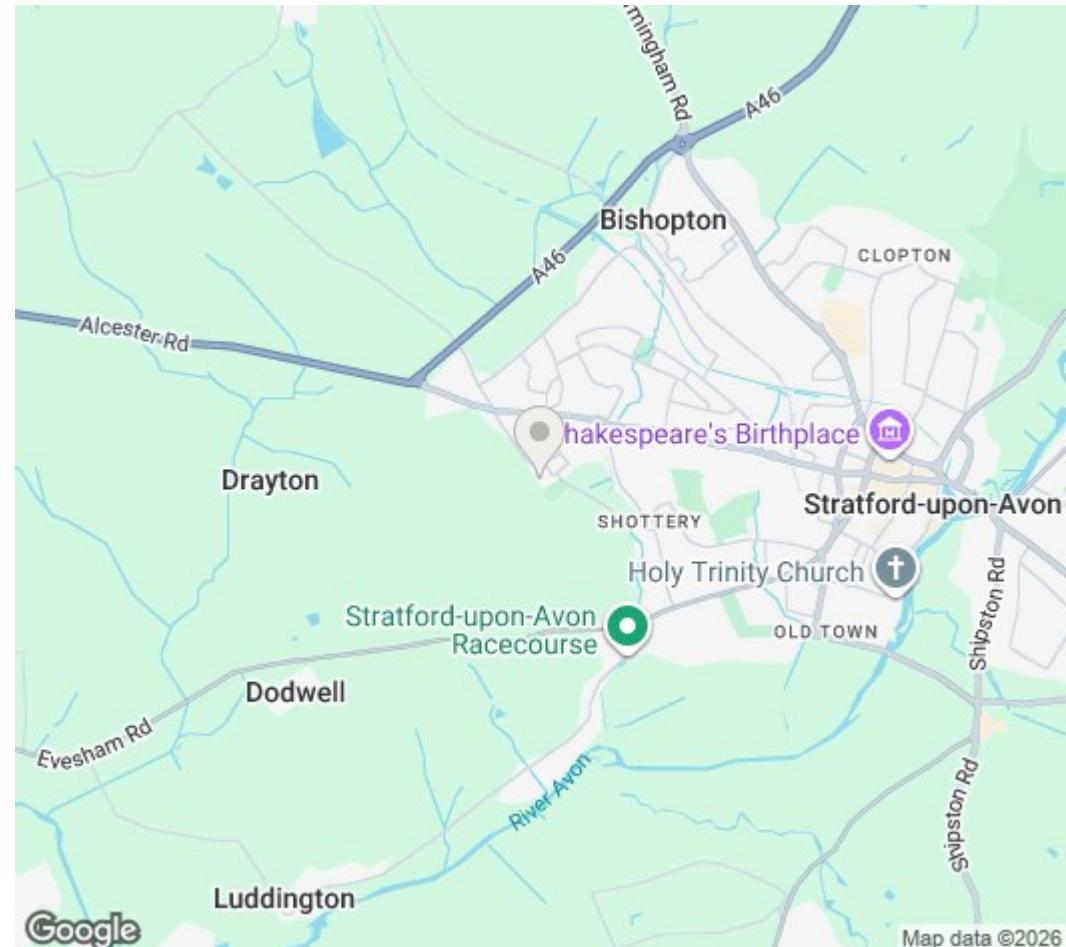
Ground Floor = 42.72 sq m / 460 sq ft

First Floor = 44.01 sq m / 474 sq ft

Garage = 12.02 sq m / 129 sq ft

Total Area = 98.75 sq m / 1063 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



Multi-award winning offices
serving South Warwickshire & North Cotswolds

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