

Peter Clarke



6 The Martingales, Newbold on Stour, Stratford-upon-Avon, CV37 8GJ

- NO CHAIN
- Three bedroom semi-detached house
- Built in 2020 with four years NHBC remaining
- Popular village location with primary school, shop, public house and village hall
- Excellent commuter location
- Driveway, garage and landscaped garden
- Viewing highly recommended



£340,000

**NO CHAIN.** A very well presented three bedroom semi-detached house built in 2020 by the popular Kendrick Homes group. Accommodation briefly includes sitting room, kitchen/dining room, bathroom and en suite shower room. Outside there is a landscaped garden, tandem driveway and single garage.

#### ACCOMMODATION

Entrance hall with tiled floor. Cloakroom with wc, wash hand basin, heated towel rail, part tiled walls and tiled floor. Sitting room with window to front and bay window to side. Kitchen/dining room with window to front and double doors to rear, range of matching wall and base units with work top over incorporating one and a half bowl stainless steel sink with four ring gas hob with extractor fan hood over, integrated oven, fridge freezer, dishwasher and space for washing machine, under stairs cupboard, tiled flooring throughout.

First floor landing with loft hatch and linen cupboard. Bedroom with window to front, fitted single wardrobe. En suite shower room with shower cubicle, electric shower, wash hand basin with low level drawers, wc, heated towel rail, part tiled walls, tiled floor. Bedroom with window to front, double wardrobe. Bedroom with window to side. Bathroom with opaque window to front, P shaped bath, wc, wash hand basin, heated towel rail, part tiled walls, tiled floor.

Outside to front is a mix of stone chipping beds, planted beds, paved pathway to front door with storm canopy porch. To the side is a tandem double driveway leading to a single garage en bloc with electric up and over door, power and light. To the rear is a landscaped garden with paved pathways, patios, partly laid to lawn, planted beds, panel fencing with gate to driveway.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. There is a current estate charge of £621.48 per annum. 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.

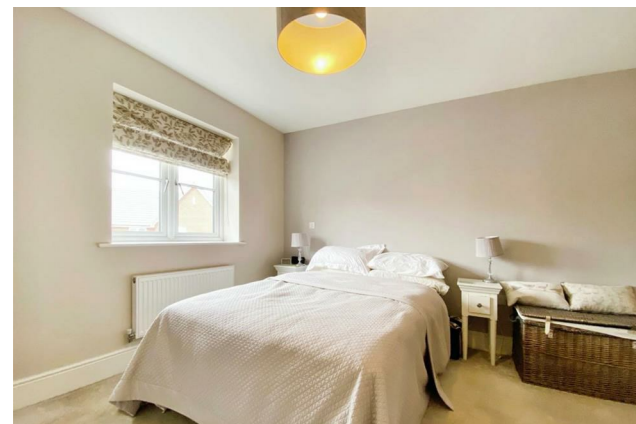
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**AGENST NOTE:** Previous marketing images have been used.

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

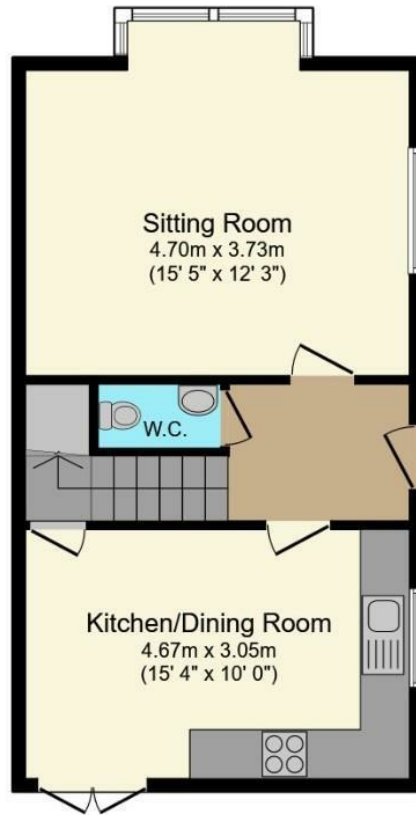
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. A full copy of the EPC is available at the office if required.

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



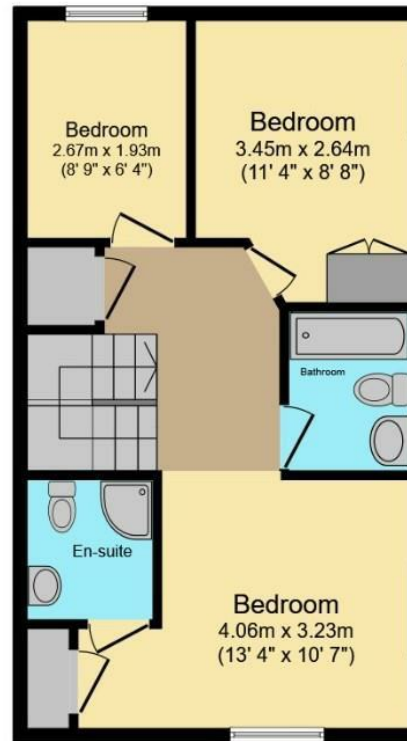


## 6 The Martingales, Newbold-on-Stour, CV37 8GJ



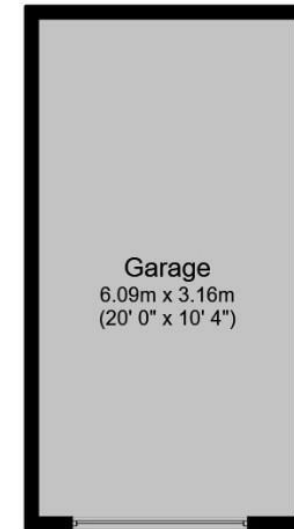
**Ground Floor**

Floor area 42.0 sq.m. (452 sq.ft.)



**First Floor**

Floor area 40.7 sq.m. (438 sq.ft.)



**Garage**

Floor area 19.2 sq.m.  
(207 sq.ft.)

**TOTAL: 101.9 sq.m. (1,097 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](http://www.Propertybox.io)



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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
01789 415444 | [stratford@peterclarke.co.uk](mailto:stratford@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Peter Clarke

