



Peter Clarke

25 Orrian Close, Stratford-upon-Avon, Warwickshire, CV37 0TT

- NO ONWARD CHAIN
- Conveniently located north side of the river
- Gardens to front and rear
- Off road parking
- Cul de sac location
- Good access to Stratford Parkway and the Maybird Centre



£276,000

In a cul de sac location conveniently situated on the north side of the river, is this three bedroom home enjoying a dining kitchen and sitting room, gardens to front and rear, and off road parking for one car. NO ONWARD CHAIN.

ACCOMMODATION

Entrance hall with under stairs storage cupboard. Dining kitchen with matching wall, base and drawer units with work surface over and incorporating stainless steel sink and drainer unit, integrated oven, four ring electric hob and overhead extractor, space for fridge freezer and washing machine. Sitting room with a pebble effect electric fire with decorative surround and mantle over, door to garden.

Landing. Main bedroom with built in wardrobes. Two further bedrooms. Bathroom with a white suite comprising bath with shower over, wc and pedestal wash hand basin, wall mounted heated towel rail.

Outside to the rear is a lawned garden with pathway leading to gated rear access which in turn has a pathway leading to the front. Garden shed. To the front is off road parking for one car and a built in store by the front door with concealed meter cupboard above.

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.

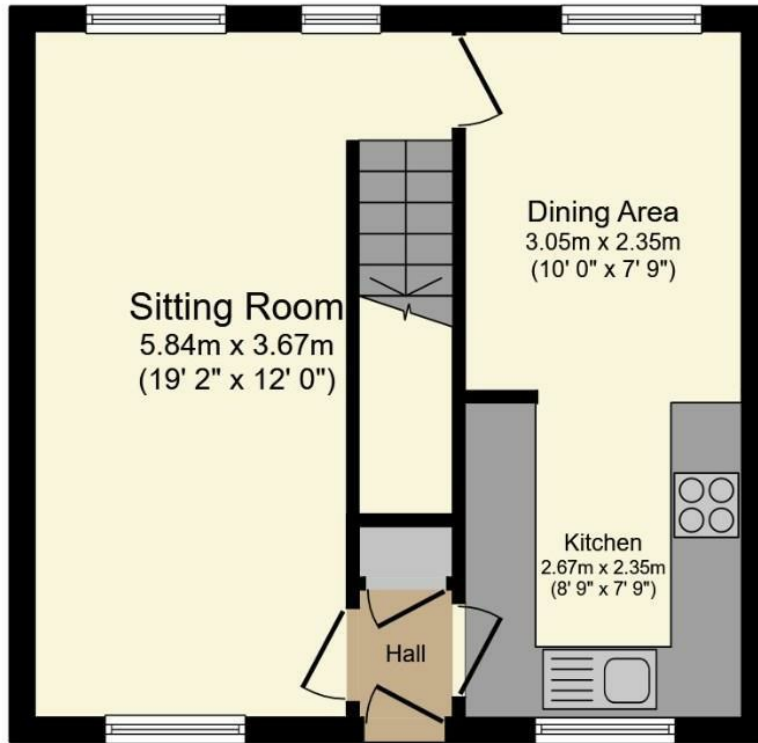
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

VIEWING: By Prior Appointment with the selling agent.

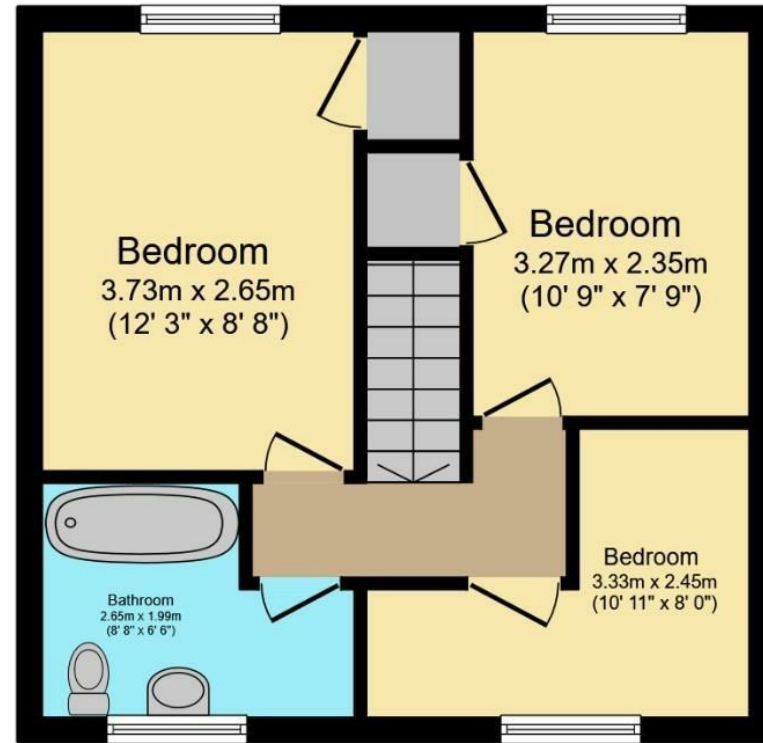


25 Orrian Close, Stratford-upon-Avon, CV37 0TT



Ground Floor

Floor area 34.9 m² (376 sq.ft.)



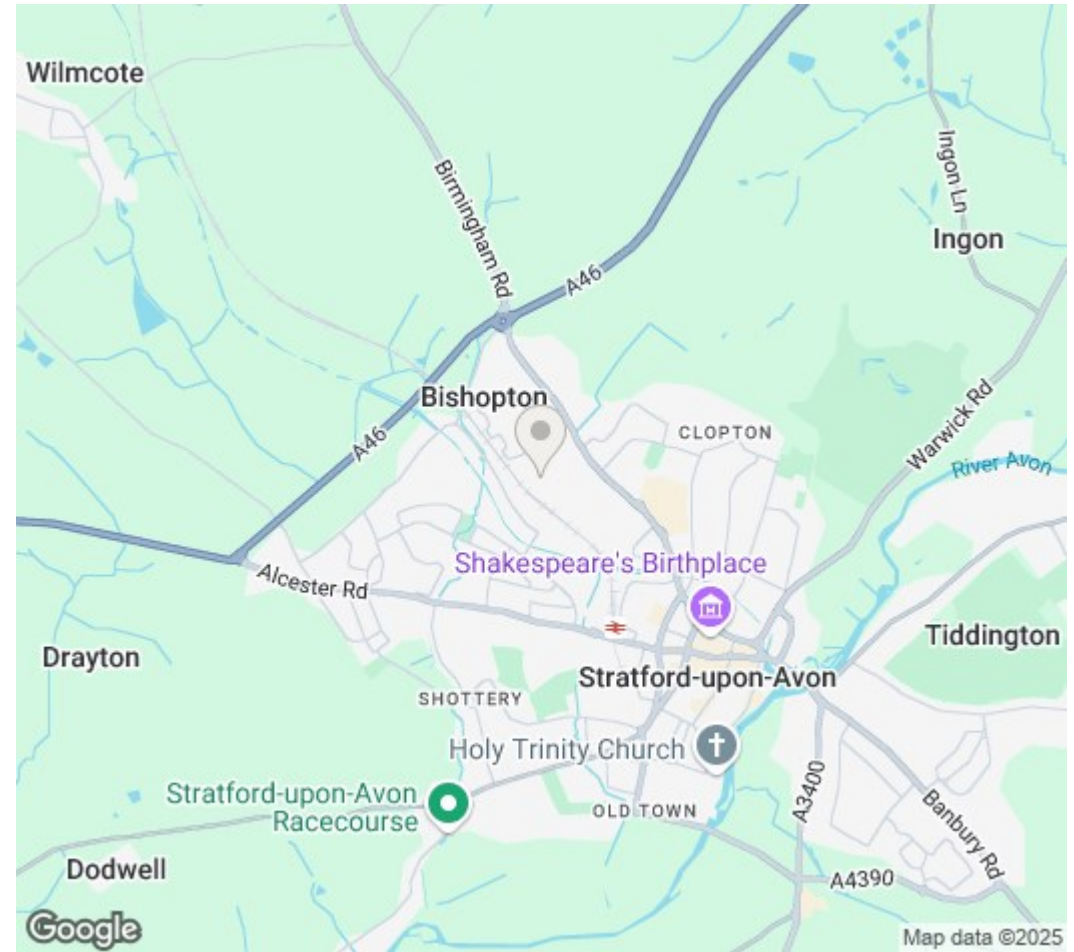
First Floor

Floor area 34.9 m² (376 sq.ft.)

TOTAL: 69.8 m² (752 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





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 | www.peterclarke.co.uk

