

Peter Clarke



35 Hays Meadow, Ettington, Stratford-upon-Avon, CV37 7FD

- Spitfire Home
- Edge Of Village Location
- Living Room with Bifold Doors Out Onto The Rear Garden
- Kitchen with Quartz Worktop
- Solid Timber Internal Doors
- Two Double Bedrooms
- Bathroom, Ensuite & Downstairs Cloakroom
- Garage & Parking
- Air Source Heating System
- EPC Rating B



Offers Over £300,000

Positioned on a small development and constructed by Spitfire in 2019. The accommodation is presented to a high standard throughout and comprises of entrance hall, downstairs cloakroom, kitchen-diner and living room, whilst upstairs there are two double bedrooms and two bathrooms. Outside is an enclosed rear garden, garage and off road parking.

ACCOMMODATION

From the front you are welcomed into the entrance hall with doors leading into the downstairs cloakroom, fitted with wc and wash hand basin. Obscure window to front. From the hall doors lead into the kitchen-diner with small hatch window into the living area allowing additional natural light aswell as window to front aspect. The kitchen area is fitted with a range of wall and base units with Quartz worktop over. Integrated appliances to include NEFF ovens and microwave, dishwasher, washer dryer and fridge-freezer. Tiled floor and spotlights. Space for dining table. Door into living room with bi-folding doors opening out onto the rear garden. Spacious understairs storage cupboard. Upstairs the main bedroom offers window to rear aspect and built in wardrobe. It also boasts an ensuite shower room fitted with Villeroy & Boch sanitary ware, shower enclosure, wc, basin and heated towel rail. Bedroom two is equally proportioned and offers a built in wardrobe and cupboard. The bathroom also offers the same standard with a white suite comprising of 'P' shaped bath with shower over, wc, wash hand basin and heated towel rail.

OUTSIDE

There is an enclosed rear garden with patio area immediately access from the living area with the remainder laid to lawn. Gated access with private access to the back of the garage, which has personnel door to the rear. The front of the garage has electric up and over door and offers parking infront. Hays Meadow benefits from communal parkland which is only a short walk away from this property.

GENERAL INFORMATION

TENURE: The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

CHARGES: We have been advised that there is an annual estate charge of £433.00. This should be checked with solicitors before exchange of contracts.

SERVICES: We have been advised by the vendor that electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. The property is fitted with a Mitsubishi air source heating system and under floor heating throughout the ground floor. Upstairs are radiators, heated by the same system.

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.

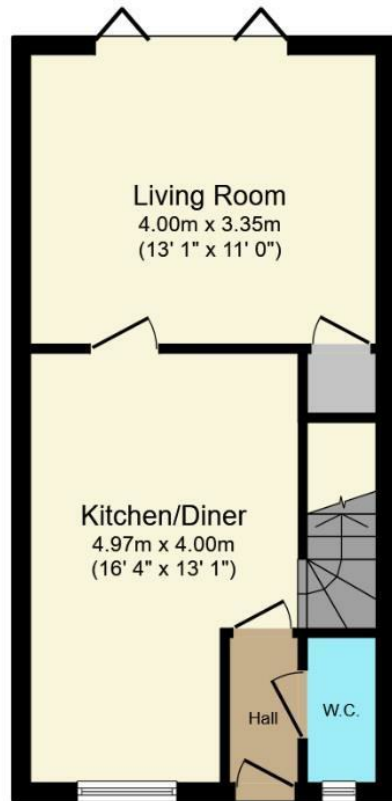
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

VIEWING: By Prior Appointment with the selling agent.

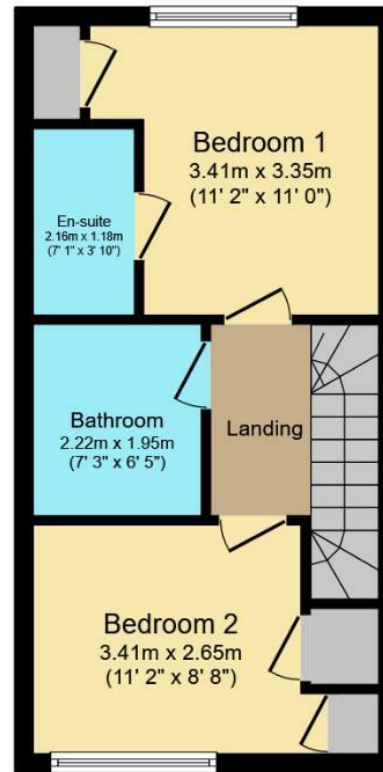


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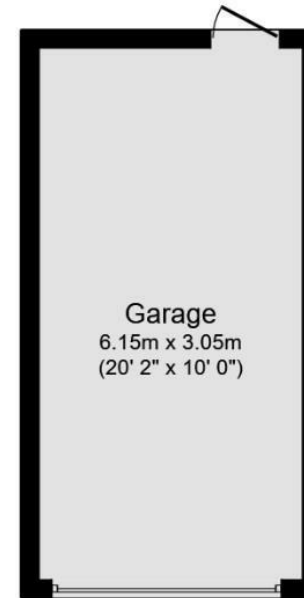
Ground Floor

Floor area 33.7 m² (362 sq.ft.)



First Floor

Floor area 33.7 m² (363 sq.ft.)



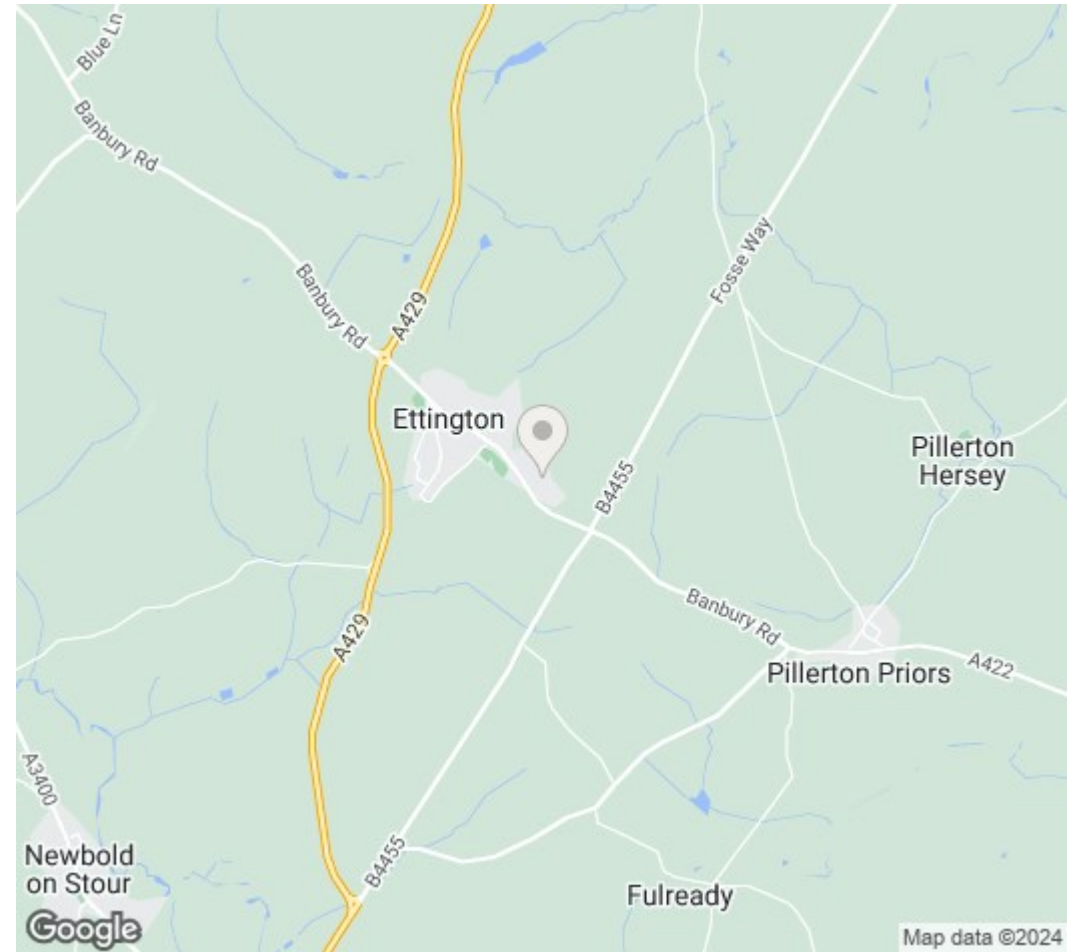
Garage

Floor area 18.8 m² (202 sq.ft.)

TOTAL: 86.1 m² (927 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.

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