



Sunset Drive , Dodwell park

Stratford upon Avon, CV37 9TA

Jeremy
McGinn & Co

Guide Price £160,000



11 Sunset Drive comprises a park home sited on the highly popular Dodwell Park development. The property offers plenty of light and airy living space with central heating and uPVC double glazing making the very best comfort and economy.

Briefly comprising; Hallway, Dining Room through to full width Living Room with french doors to terrace, Fitted Kitchen, Master Bedroom with Fitted Wardrobes and En Suite, double Guest Bedroom and Bathroom.

Outside there is a block paved driveway and useful storage shed.





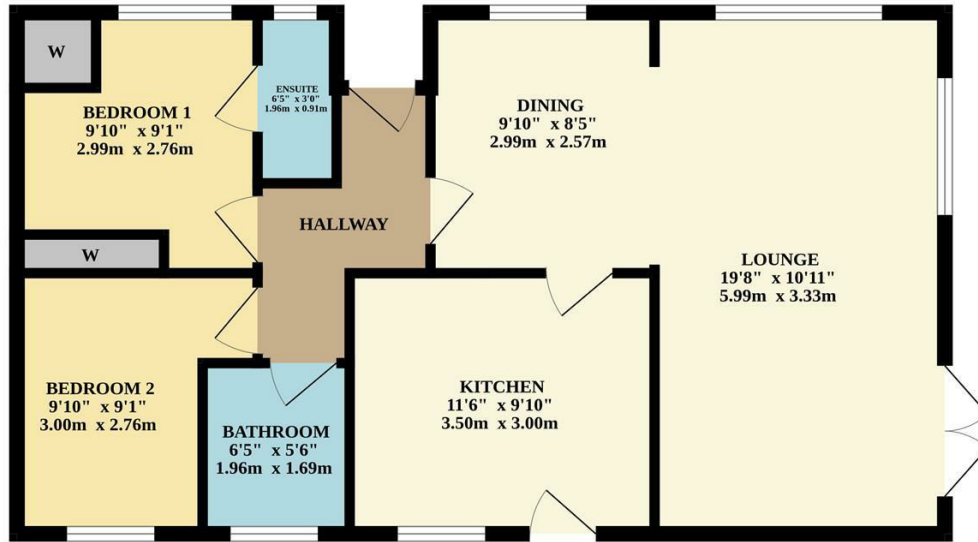
Tax Band: A

Council: Stratford District Council

Tenure: Freehold

Floor Plan

GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Map



Energy Performance

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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