

Peter Clarke



1 Hopper Avenue, Stratford-upon-Avon, CV37 9GQ

- Built in 2024 by Bloor Homes
- Immaculately presented
- Two double bedrooms
- Tandem parking for two cars
- Lawned garden to the rear
- Eight years NHBC remaining



Offers In The Region Of £277,500

Built in 2024 by Bloor Homes, is this immaculately presented two double bedroom semi detached home boasting a sitting room, dining kitchen and tandem parking for two cars. With eight years NHBC remaining, this home is essentially brand new, offering a complete blank canvas for a new owner to make it their own

#### ACCOMMODATION

Entrance hall. Sitting room with door to under stairs storage cupboard. Dining kitchen with matching wall, base and drawer units with work surface over and incorporating one and a half bowl sink and drainer unit, integrated oven, four ring gas hob and overhead extractor, integrated fridge freezer and slimline dishwasher. Opening to utility space with space for washing machine and wall mounted boiler. Cloakroom with wc and wash hand basin.

Landing with loft access (not boarded). Main bedroom with door to storage cupboard over bulk head. Second double bedroom. Bathroom with white suite comprising bath with shower over, wc and wash hand basin, wall mounted heated towel rail.

Outside to the rear is a newly laid patio with steps to a lawned garden enclosed by fencing, timber built storage unit and gated side access to the front where a tarmacadamed driveway has tandem parking for two cars.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. We have been advised that a maintenance charge will be payable to Trinity Estate Property Management Ltd, but no fee has been payable as of yet, so the amount cannot be confirmed. 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.

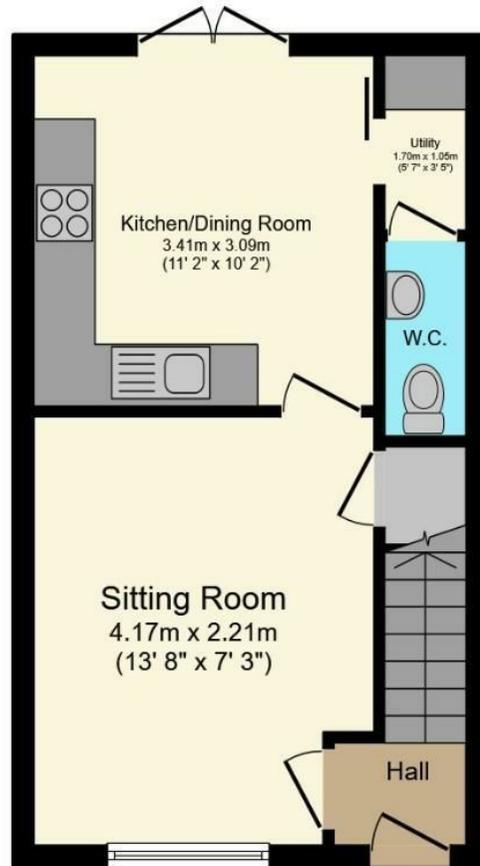
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

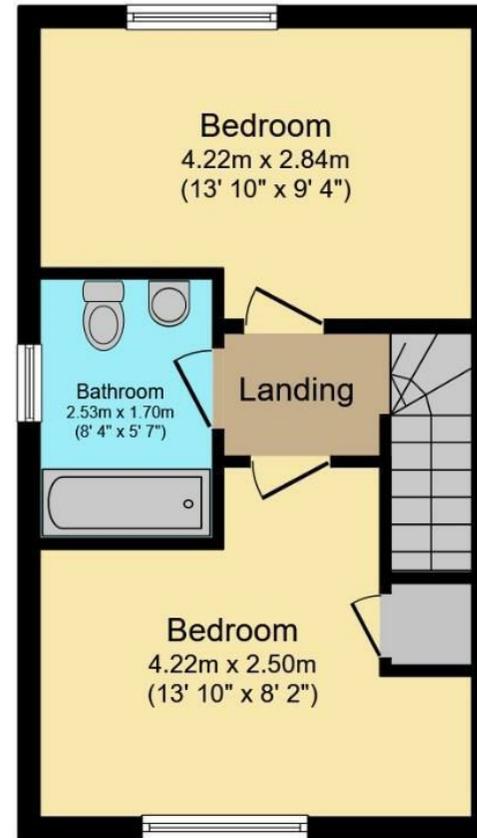
**VIEWING:** By Prior Appointment with the selling agent.



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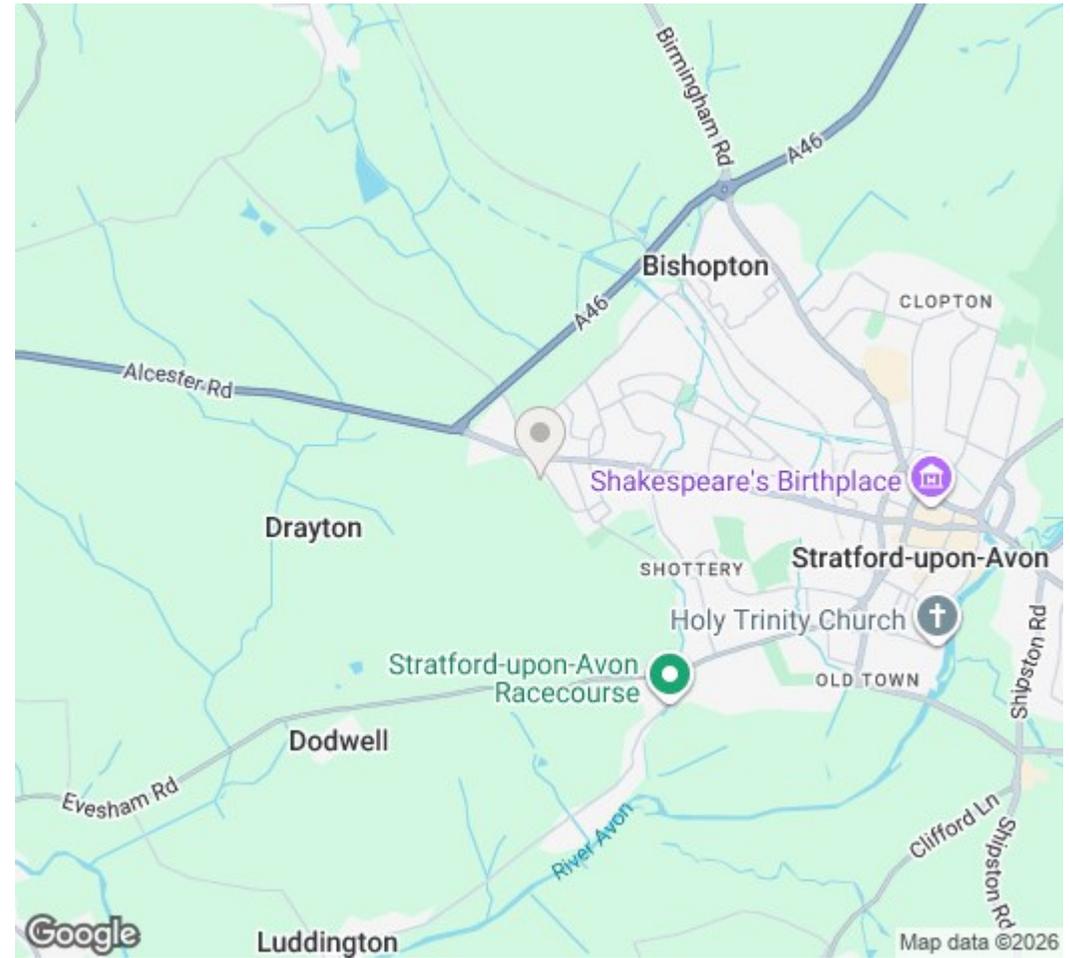
**Ground Floor**  
Floor area 32.6 sq.m. (351 sq.ft.)



**First Floor**  
Floor area 32.6 sq.m. (351 sq.ft.)

Total floor area: 65.2 sq.m. (701 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.

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serving South Warwickshire & North Cotswolds

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