12 Shelbourne Road, Stratford-upon-Avon, CV37 9JP

- NO CHAIN
- Three bedroom semi-detached dormer bungalow
- Multiple reception areas
- Accessible living
- Refitted kitchen
- Conservatory and driveway
- Situated on the north side of Stratford upon Avon

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Offers Over £350,000

NO CHAIN. A semi-detached extended dormer bungalow, conveniently located on the north side of Stratford upon Avon. With its own driveway, conservatory, and a modern kitchen, this bungalow will make a great home.

## ACCOMMODATION

Entrance hall with built in cupboard. Kitchen with range of units and work surfaces, one and a half bowl sink and drainer, double integrated oven, four ring gas hob, extractor hood, space for dishwasher, space for washing machine, space for fridge freezer. Sitting Room with gas fire and wooden mantle, large window. Bathroom with small bath, walk in shower, wc, wash hand basin, vanity cabinet, towel rail. Bedroom One with built in wardrobes and large window to the garden. Reception Area with sliding door to conservatory. Conservatory with central heating and French doors to the garden.

First Floor Landing with built in cupboard and space for a desk. Bedroom Two with velux window. Bedroom Three with velux window. Shower room with walk in shower, wash hand basin, wc.

Outside, the rear garden has a brick patio, further suntrap patio at the bottom of the garden, raised brick flower bed, large side passage.

## 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.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast available (Checked on Ofcom Aug26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Aug26)

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

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.

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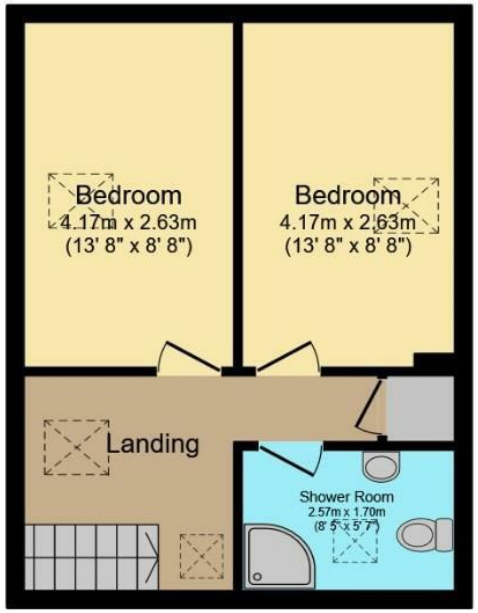
## Ground Floor

Floor area 74.8 sq.m. (805 sq.ft.)

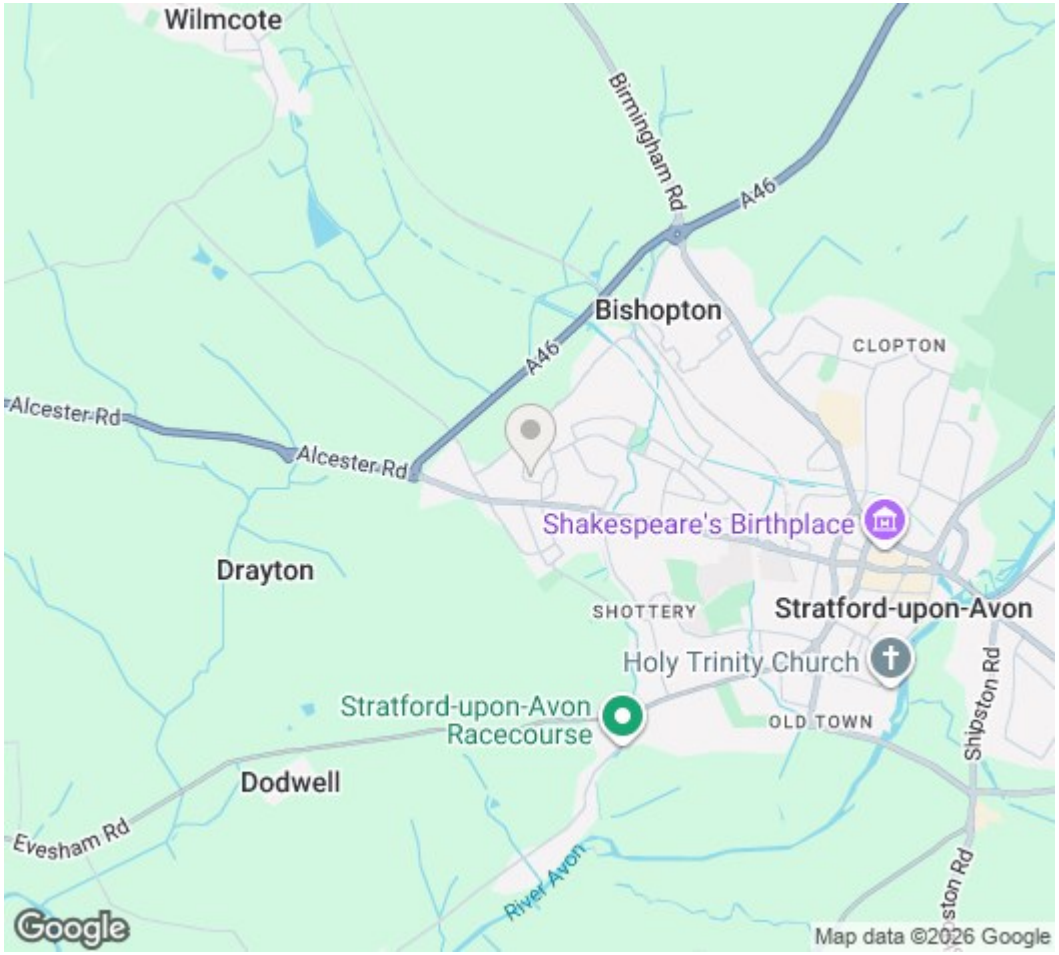



## First Floor

Floor area 35.8 sq.m. (385 sq.ft.)

Total floor area: 110.5 sq.m. (1,190 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

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Peter Clarke
Winkworth