6 Macbeth Road, Meon Vale, Stratford-Upon-Avon, CV37 8YN

- Three bedroom home
- Sitting room
- Kitchen/diner and utility space
- Cloakroom
- Family bathroom and ensuite
- Driveway parking
- West facing garden
- Home office

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Offers Over £300,000

Three bedroom home located on a spacious plot with parking and garden. Hall, sitting room, kitchen/diner and cloakroom all on the ground floor. three bedrooms, ensuite and family bathroom on the first. Outside there is driveway parking, side access and a useful home office in the garden.

MEON VALE

Meon Vale has a range of amenities including Londis supermarket, leisure centre & sports pitches, community centre, coffee shop, playground, and an academy school all within walking distance. The Greenway is a 5-mile traffic-free path for walking, cycling, and horse riding, built on a former railway line which takes you from Meon Vale to Stratford upon Avon.

ACCOMMODATION

The front door opens into a spacious hallway with stairs to the first floor. Spacious sitting room. Generous kitchen/diner with integrated appliances and a useful utility area with space for a washing machine and tumble drier. Cloakroom. On the first floor there is a family bathroom, two double bedrooms, a third bedroom and an ensuite shower room. Outside there is driveway parking, side access, and an enclosed west facing rear garden with a useful home office.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts. There is an estate charge, currently £263 per annum.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

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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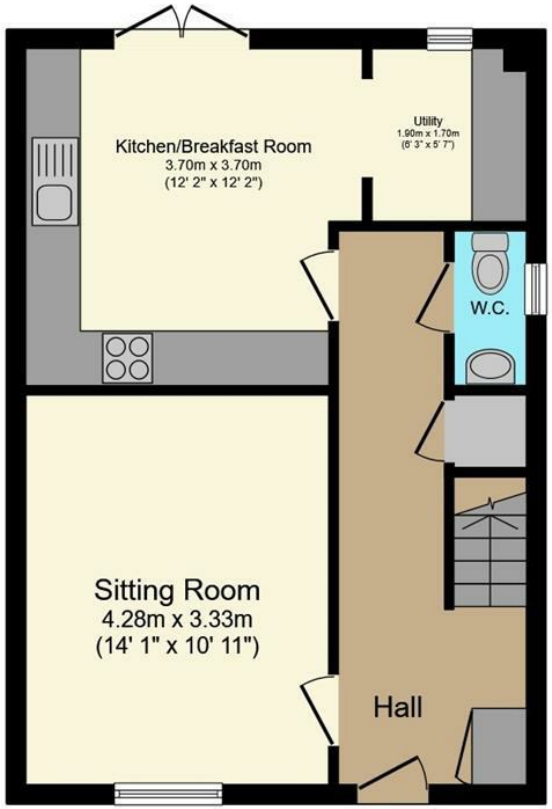
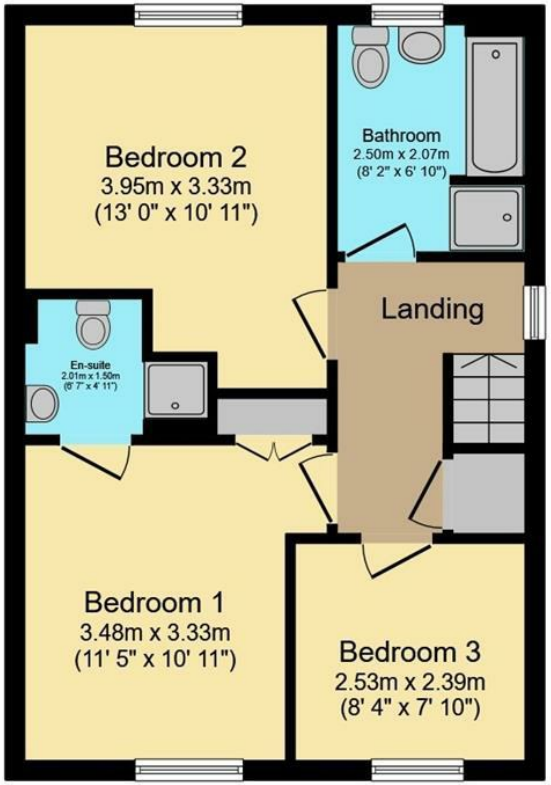


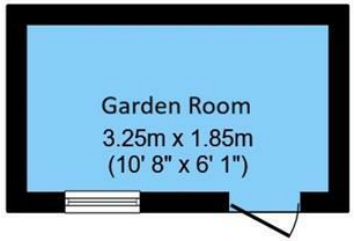
Ground Floor

Floor area 44.4 sq.m. (478 sq.ft.)



First Floor

Floor area 44.4 sq.m. (478 sq.ft.)



Outbuilding

Floor area 6.2 sq.m. (66 sq.ft.)

Total floor area: 95.0 sq.m. (1,023 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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