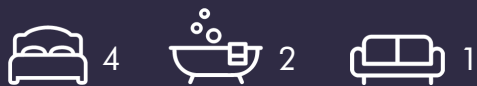




2 Rockbourne Close, Stratford-upon-Avon, CV37 9FJ

- NO ONWARD CHAIN
- Immaculately presented
- Built in 2018
- Cul de sac location
- Tree top views from the garden
- Dining kitchen with separate utility
- Main bedroom with en suite
- Conveniently located for transport links



Offers Over £450,000

An immaculately presented four bedroom detached home conveniently located north side of the river and offering good access to Stratford Parkway and the M40. Having been very well looked after by the current owner since it was built in 2018, this home offers a sitting room, dining kitchen with separate utility and wc, main bedroom with en-suite, family bathroom, garage and driveway. Located towards the end of a cul-de-sac and offered with NO ONWARD CHAIN.

ACCOMMODATION

Entrance hall with door to storage cupboard. Sitting room with feature electric fireplace with decorative surround and mantle over. Cloakroom with wc and wash hand basin, this is wider than average and would therefore allow for some hanging space. Dining kitchen with matching wall, base and drawer units with work surface over and incorporating stainless steel sink and drainer, integrated double oven, four ring gas hob and overhead extractor, integrated dishwasher and wall mounted boiler concealed in a cupboard. Utility with base units, work surface over, integrated washing machine.

Landing with loft access. Main Bedroom with en suite comprising shower cubicle, wc and wash hand basin, wall mounted heated towel rail. Three further bedrooms. Bathroom having white suite comprising bath with shower over, wc and wash hand basin, wall mounted heated towel rail.

Outside to the rear is a paved patio leading to a sloped lawned garden with flower bed borders and enclosed by fencing. Door to integral garage, concrete base for shed, gated side access to the front and views over tree tops. To the front is a garage with up and over door, power and light, pitched roof benefitting from additional storage into the eaves, and a driveway allowing tandem parking for two cars.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is an annual service charge payable for the estate of approx £306.99. 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.

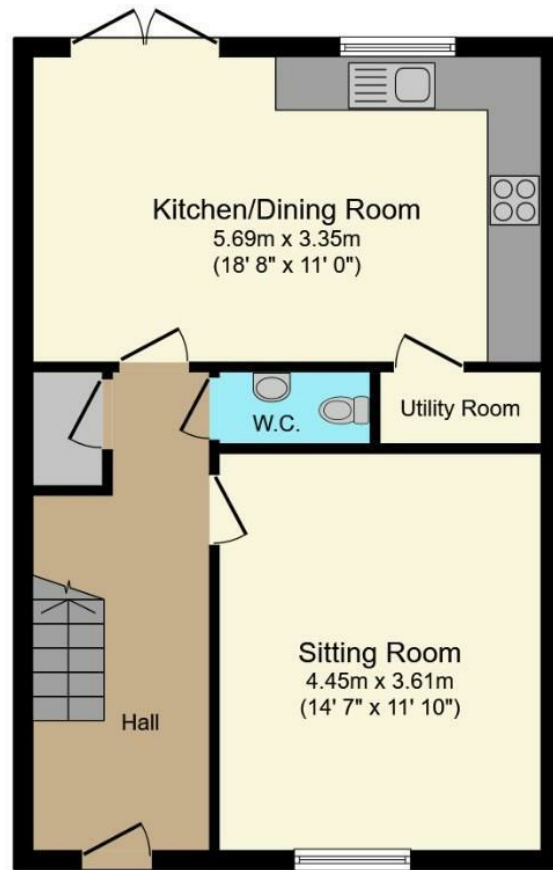
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

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.

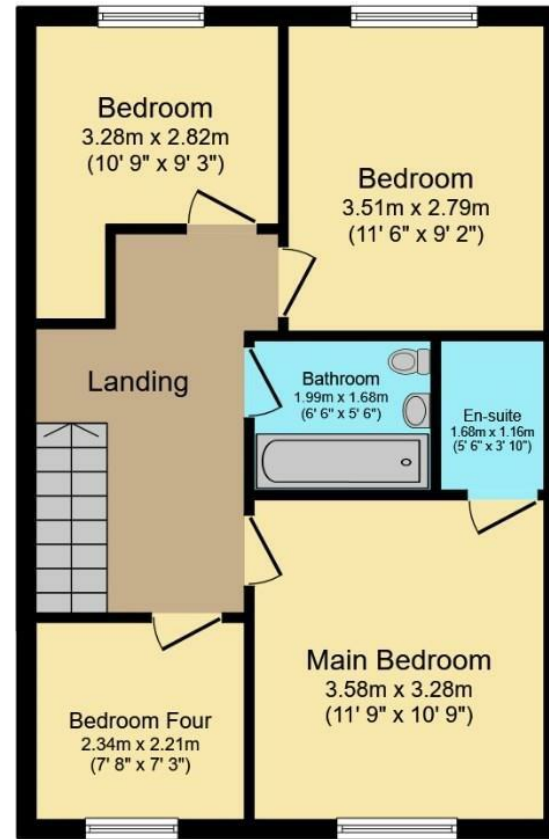


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Ground Floor

Floor area 50.5 sq.m. (544 sq.ft.)

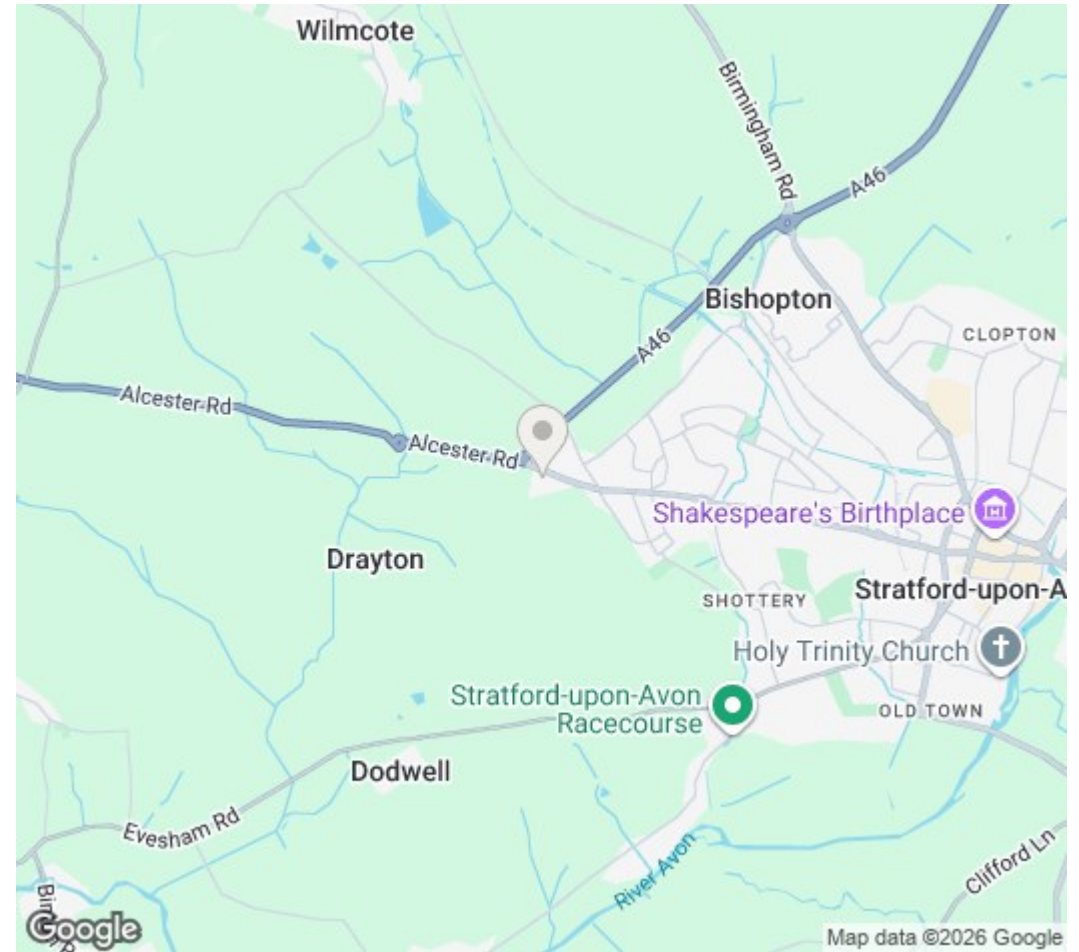


First Floor

Floor area 50.5 sq.m. (544 sq.ft.)

Total floor area: 101.0 sq.m. (1,087 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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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