



Peter Clarke

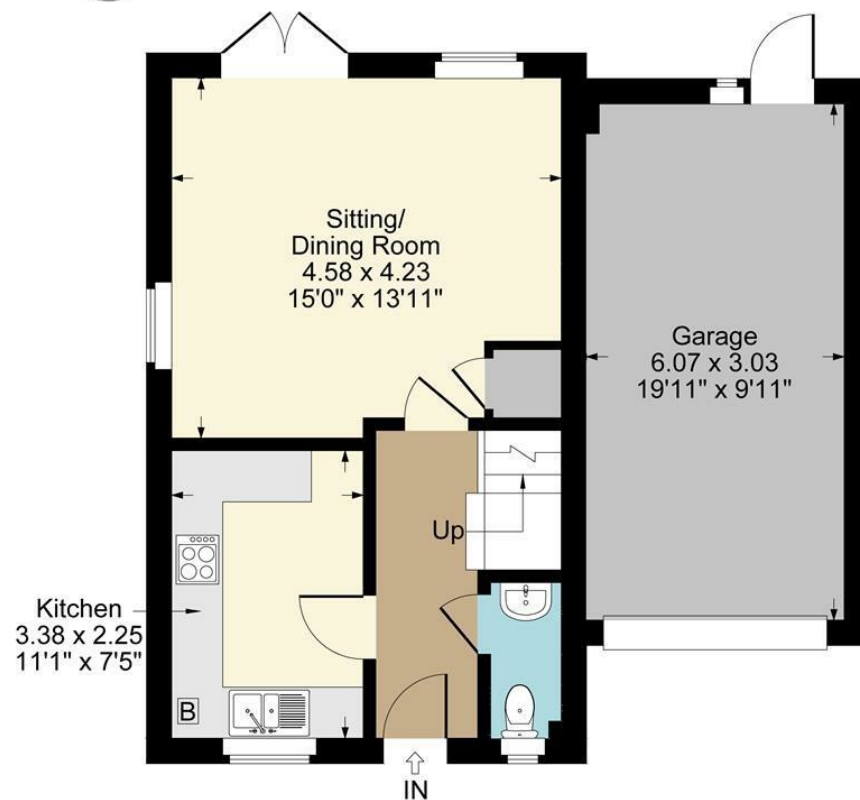
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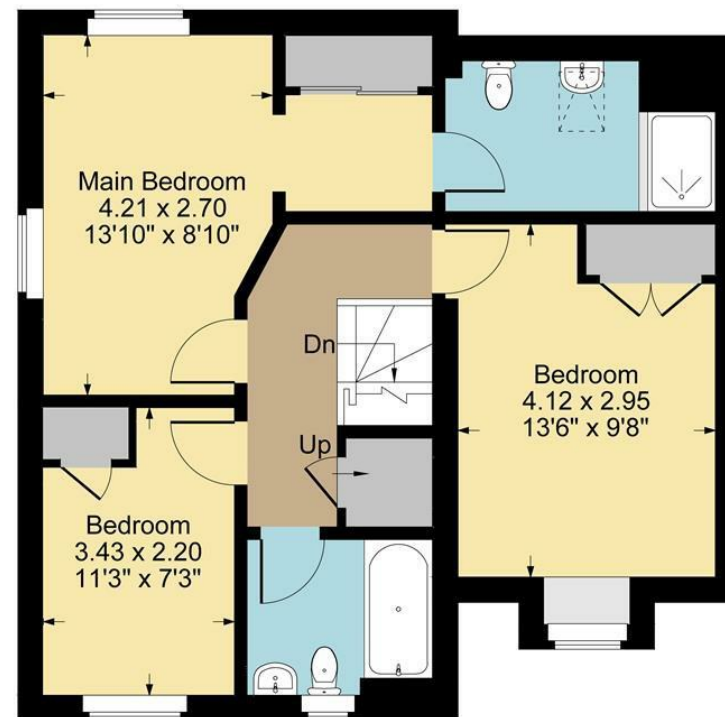
2 Hillfort Road, Meon Vale, Stratford-upon-Avon, CV37 8YF



2 Hillfort Road, Meon Vale



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 35.54 sq m / 383 sq ft
First Floor = 56.30 sq m / 606 sq ft
Garage = 18.39 sq m / 198 sq ft
Total Area = 110.23 sq m / 1187 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

- Three bedroom (inc one en suite), two bathroom contemporary property
- En suite dressing room
- Beautifully presented
- Superb corner plot
- Superb kitchen and spacious sitting/dining room
- Generous garden and single garage
- NO CHAIN



£319,950

Superb corner plot, three bedroom, two bathroom contemporary residence, being superbly presented in a NO CHAIN sale. Internally the property has been beautifully kept and is now ready to be sold. It benefits from an excellent kitchen and spacious sitting/dining room, three great bedrooms with the main bedroom having an en suite dressing room and en suite shower room. Externally a tarmac driveway leads up to integral garage and there is a generous rear garden with pedestrian access to the side, and paved pathway and lawned gardens beyond with maturing planted trees. Double glazed and centrally heated, the property presents easy living.

ACCOMMODATION

CANOPY PORCH

double glazed front door leading to

ENTRANCE HALL

with stairs to first floor, blond wood effect floor continued throughout the ground floor.

CLOAKROOM

with wc and wash hand basin.

KITCHEN

with modern range of base and wall cupboard and drawer units with Bosch integrated dishwasher, one and a half bowl sink, space for washing machine, Zanussi oven and hob with hood over and glass splashback, space for fridge freezer, Ideal gas fired central heating boiler to one cupboard.

SITTING/DINING ROOM

with French doors and double aspect windows, useful store cupboard.

FIRST FLOOR LANDING

with linen cupboard.

MAIN BEDROOM

double aspect.

EN SUITE DRESSING ROOM

EN SUITE SHOWER ROOM

with shower cubicle, wc, wash hand basin and velux roof light.

BEDROOM TWO

with wardrobe.

BEDROOM THREE

with wardrobe.

BATHROOM

with bath and shower over, wc and wash hand basin.

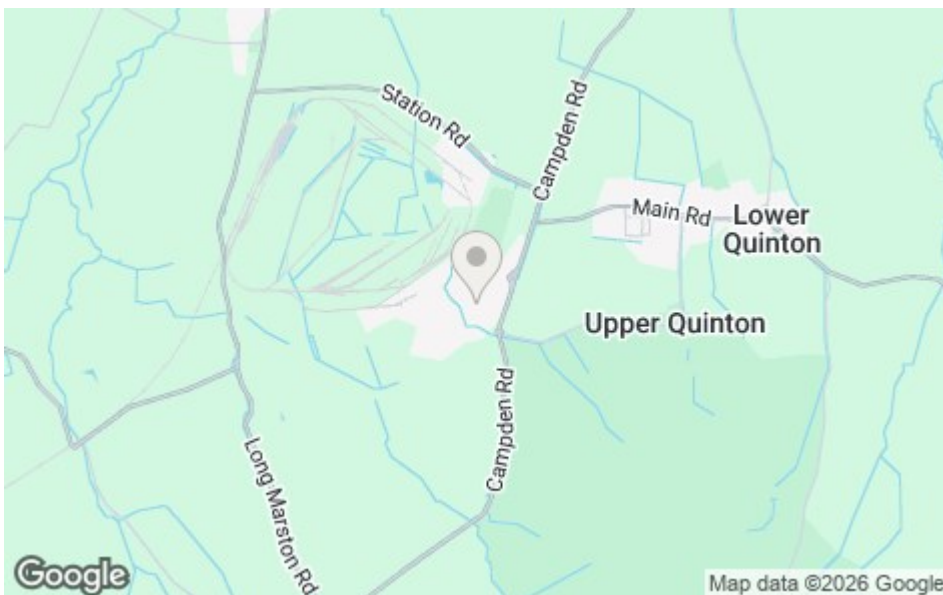
INTEGRATED GARAGE

OUTSIDE

The front garden has a lawned area, shaped by the corner plot, tarmac driveway leading up to the garage.







REAR GARDEN

A good size generous rear garden with gated access, paved pathway and sitting area, lawned area and planted trees beyond.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is a service charge of approximately £25 pcm. This should be checked by your solicitor before exchange of contracts.

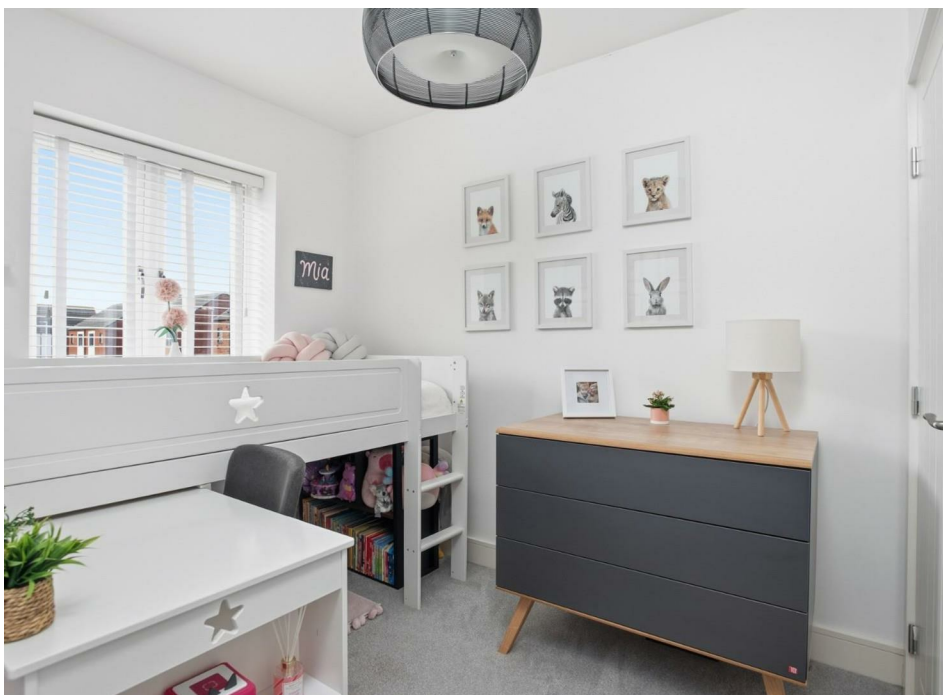
SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas

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 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.





DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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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