4 Chaucer Close, Stratford-upon-Avon, Warwickshire, CV37 7PQ

- NO ONWARD CHAIN
- Popular location south of the river
- No through road
- Lawned garden to rear
- Allocated parking for one car
- Ideal first time buy or investment purchase
- Approximate rental yield 4.5%

2 1 1

£240,000

Located on the popular Trinity Mead development South of the River, is this two bedroom semi detached home that we believe would make an ideal first time buy or investment purchase, having been successfully let for a number of years. Briefly comprising downstairs wc, sitting room, breakfast kitchen, two bedrooms, bathroom, rear garden and allocated parking for one car. Located on a no through road and offered with NO ONWARD CHAIN.

## ACCOMMODATION

Entrance hall. Cloakroom with wc and wash hand basin. Sitting room with stairs to first floor. Breakfast Kitchen with matching wall, base and drawer units with work surface over and incorporating stainless steel sink and drainer unit, integrated oven, four ring gas hob and overhead extractor, space for under counter fridge, washing machine and tumble dryer, door to garden.

First floor landing with over stairs storage housing hot water tank. Main bedroom with built in wardrobe. Bedroom Two. Bathroom with white suite comprising bath with shower over, wc and wash hand basin.

Outside to the rear is a garden mainly laid to lawn and enclosed by fencing, with gated side access to the front.

## 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.

AGENTS DECLATION: In accordance with the Estate Agents (Provision of Information) Regulations 1991, the Agent wishes to declare and make prospective purchasers aware that the vendor is a Partner of this firm. If any further information is required, please do not hesitate to contact the Agent's office. We also recommend independent advice is sought if required.

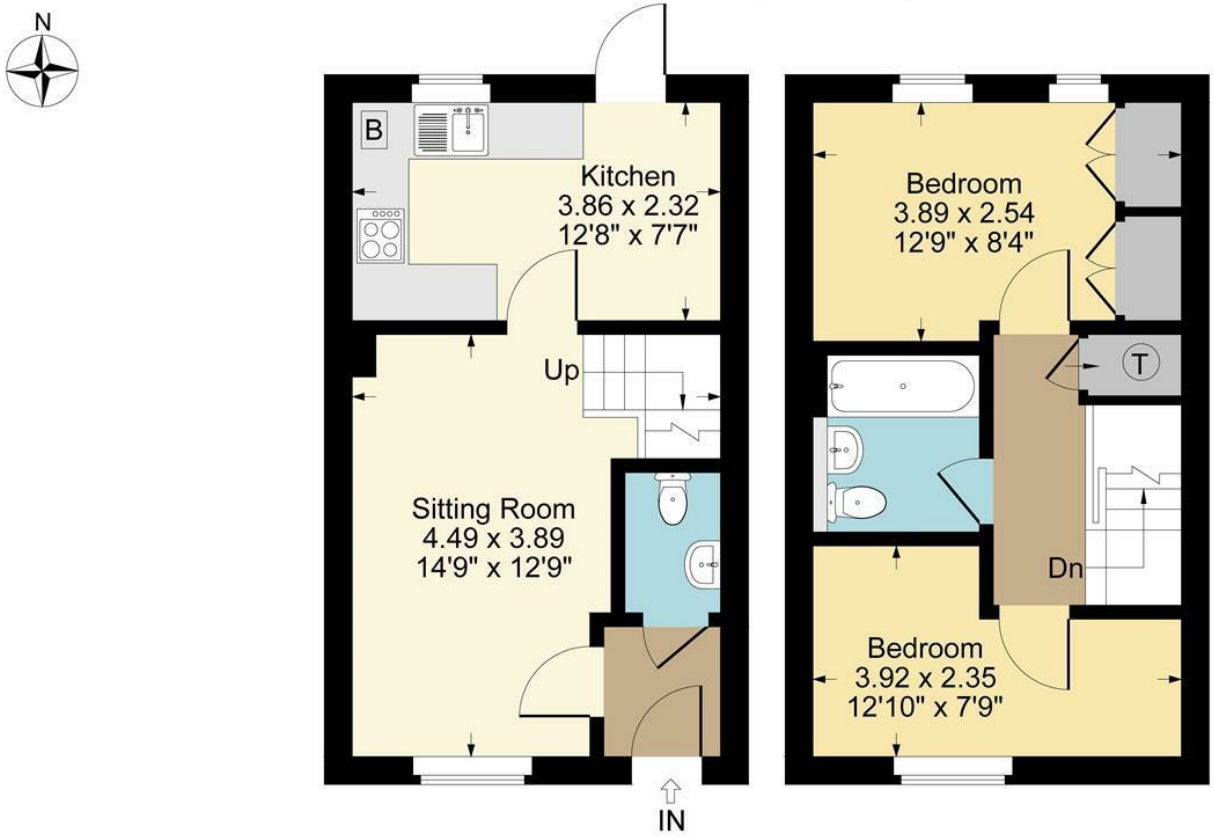
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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

VIEWING: By Prior Appointment with the selling agent.

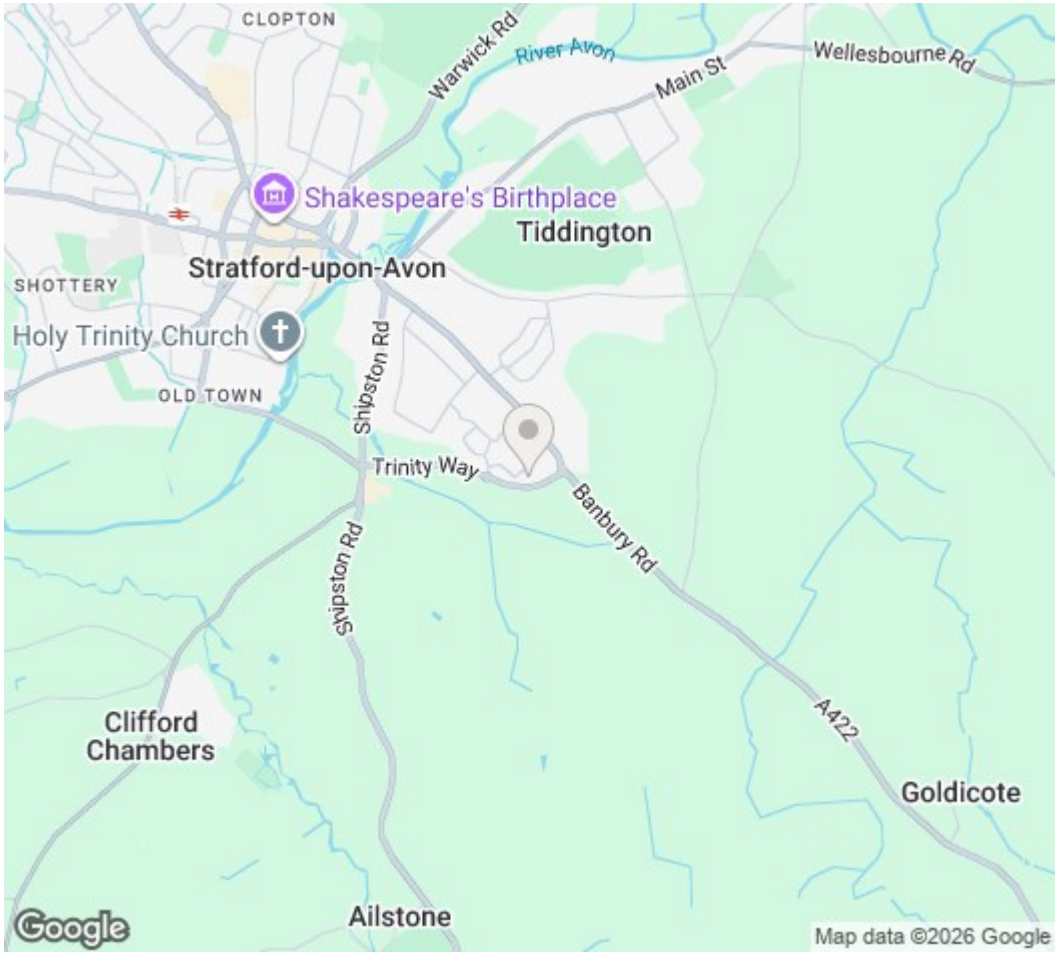
**4 Chaucer Close, Stratford-upon-Avon**




Ground Floor First Floor

Approximate Gross Internal Area
Ground Floor = 26.86 sq m / 289 sq ft
First Floor = 26.86 sq m / 289 sq ft
Total Area = 53.72 sq m / 578 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.




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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Peter Clarke