

Peter Clarke

IN ASSOCIATION WITH

Winkworth



Field End, Ilmington Road, Armscote, Stratford-upon-Avon, CV37 8DE

- NO CHAIN
- Detached bungalow with huge potential (STPP)
- Popular village location with highly rated gastro pub
- Three bedrooms and two receptions
- Driveway, garage and gardens to all sides.
- Spacious loft room



£495,000

**NO CHAIN.** Nestled in the charming village of Armscote, near Stratford-upon-Avon, this detached bungalow presents an excellent opportunity for those seeking a peaceful retreat. With three bedrooms and two reception rooms, this property offers ample space. Outside there is a plenty of parking, a tandem double garage and gardens on all sides. This property presents potential for updates and improvements (STPP), allowing you to personalise the space to your preference and lifestyle. With no onward chain, you can move in without delay and start enjoying all that this lovely area has to offer.

#### ACCOMMODATION

Entrance porch with tiled floor. Entrance hall with under stairs cupboard housing a fixed ladder leading to the loft room. Sitting room with bay window to front and faux fireplace. Dining room with sliding doors to conservatory block wood flooring. Kitchen with window to rear range of fitted wall and base units with work top over incorporating stainless steel sink with drainer and four ring electric hob, space for appliances. Utility room with windows and door to rear, boiler cupboard, tiled flooring.

Bedroom with window to side and window to rear, fitted triple wardrobe, double wardrobe, and dresser unit with drawers. Bedroom with windows to side and front, fitted double wardrobe. Bedroom with window to side. Bathroom with opaque internal window, bath, separate shower cubicle, pedestal wash hand basin, electric sauna. Separate wc. Loft room with a landing area, room with two windows to rear, internal light and power. Further loft storage room.

Outside to rear a five bar gate leads to driveway and garage with wc off. There are gardens to all sides which are mature with a mix of pathways, patios, planted beds, shrubs and trees.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electric, 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:** E. A full copy of the EPC is available at the office if required.

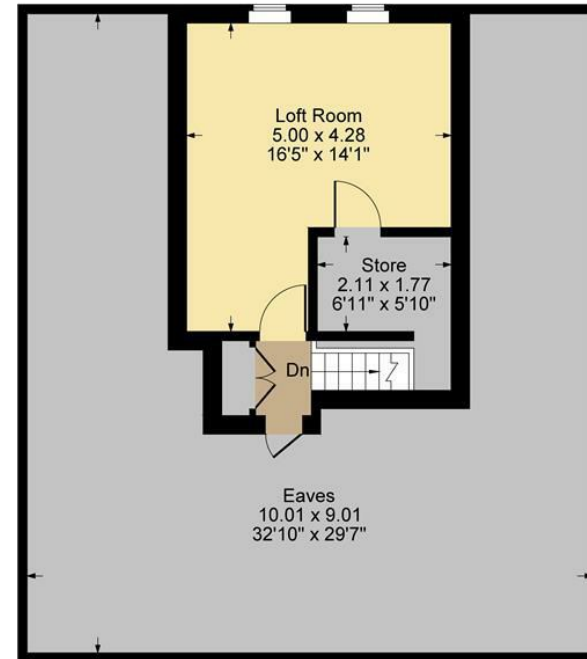
**VIEWING:** By Prior Appointment with the selling agent.



Field End, Armscote



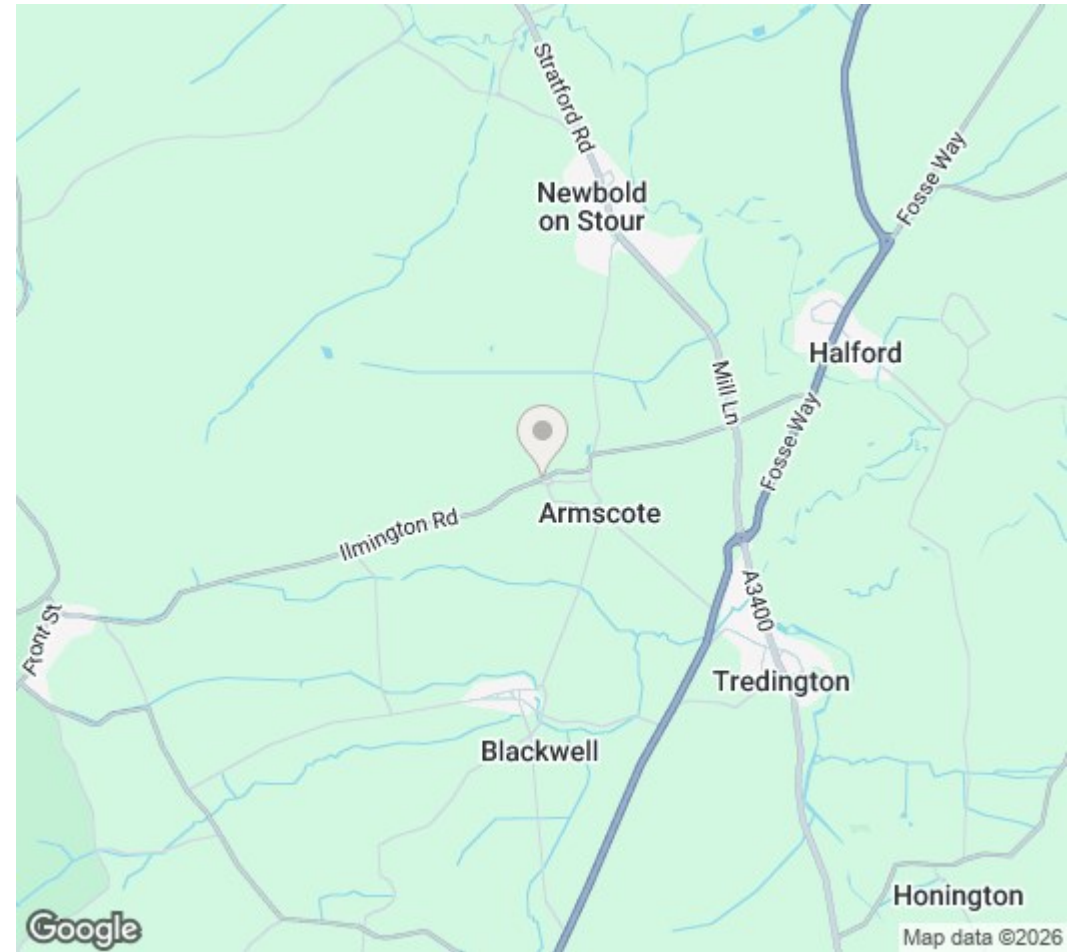
Ground Floor



First Floor

Garage

Approximate Gross Internal Area  
 Ground Floor = 138.71 sq m / 1493 sq ft  
 First Floor = 25.47 sq m / 274 sq ft  
 Garage = 32.20 sq m / 347 sq ft  
 Total Area = 196.38 sq m / 2114 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



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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