



14 Chesford Grove, Stratford-upon-Avon, CV37 9LS

- Quiet cul de sac
- Established setting
- Vestibule, sitting room and dining room
- Kitchen and conservatory
- Three good bedrooms and refitted bathroom
- Parking, garage, front and rear gardens



Guide Price £289,950

Situated in a quiet cul de sac position is this three bedroom semi-detached property benefitting from sitting room, dining room, kitchen, conservatory, three good bedrooms, refitted bathroom, parking, garage and rear garden.

#### ACCOMMODATION

A front door leads to porch with door to sitting room with brick fireplace. Dining room with sliding door to conservatory which has dwarf wall, French doors to side and tiled floor. Kitchen with range of cupboards and work surface, one and a half bowl sink, four burner gas hob with oven and grill below, space and plumbing for dishwasher, space for fridge freezer, under stairs storage cupboard with space and plumbing for washing machine.

First floor landing with linen cupboard. Bedroom 1 with fitted cupboards. Bedroom 2 with fitted wardrobes and cupboards. Bedroom 3. Refitted bathroom with wc, wash basin and bath with curved shower screen and shower over, tiled splashbacks.

Outside there is paved off road parking with lawn to both sides. Garage with up and over door, gas heating boiler. Gated access to side leads to rear garden with patio, lawn and enclosed by wood fencing.

#### 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 heating to radiators.

**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.

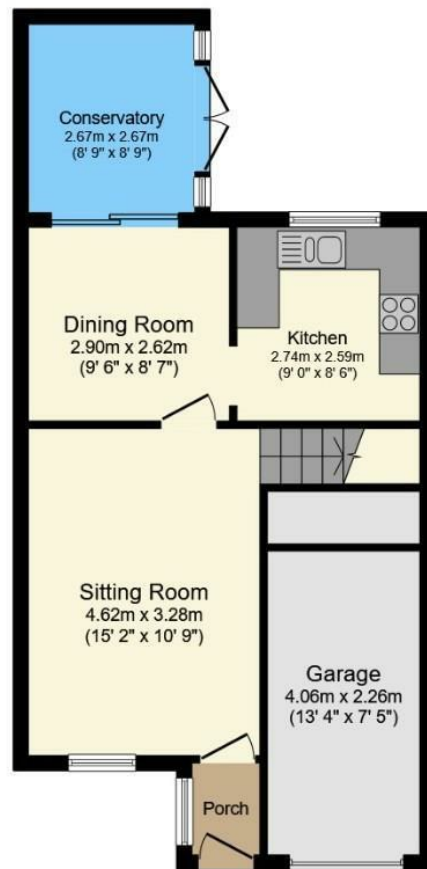
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**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.

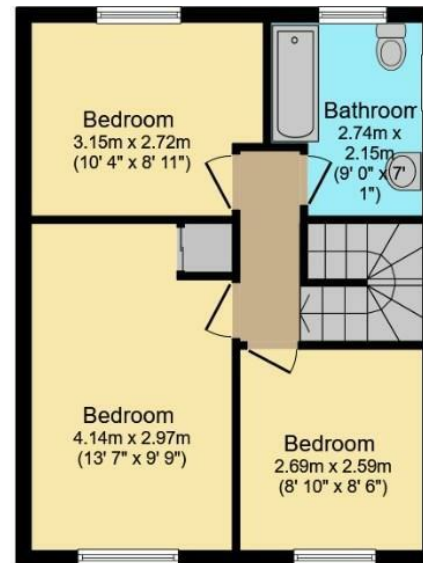


## 14 Chesford Grove, Stratford-upon-Avon, CV37 9LS



**Ground Floor**

Floor area 52.6 sq.m. (567 sq.ft.)

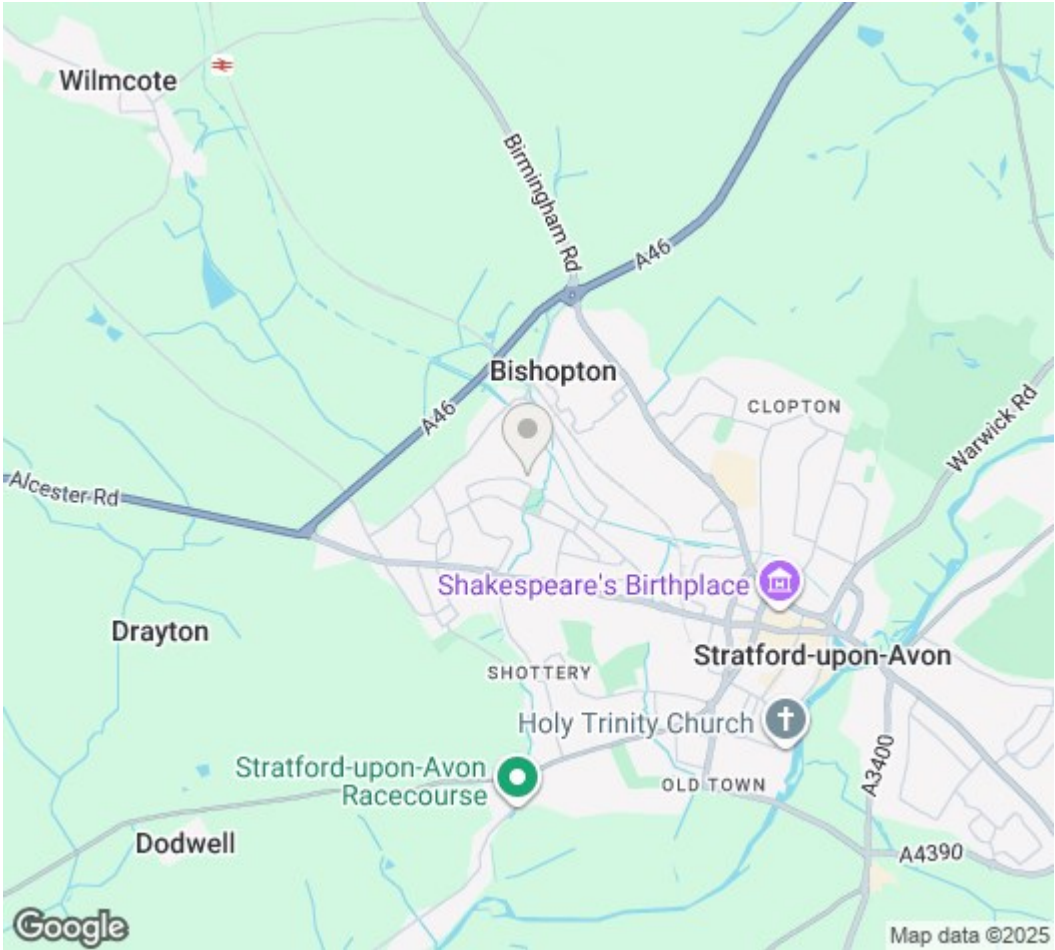


**First Floor**

Floor area 41.3 sq.m. (445 sq.ft.)

**TOTAL: 94.0 sq.m. (1,011 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](http://www.Propertybox.io)



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