Churchill Cottage, 6A Winston Close, Shottery, Stratford-upon-Avon, CV37 9ER

- Driveway for two cars
- Cul-de-sac location
- Shottery
- Immaculately presented throughout
- Bi-folding doors on to the private rear garden
- Ready to move in to

2 1 1

Asking Price £450,000

Immaculately presented and located in a quiet cul-de-sac in the popular area of Shottery is this two bedroom detached bungalow offering versatile living accommodation, private low maintenance rear garden and a driveway for two cars.

ACCOMMODATION

Entrance Hall with door to storage cupboard. Utility/Cloakroom with WC, wash hand basin with useful storage under, space for washing machine and tumble dryer, wall mounted boiler. Dining Kitchen with matching wall, base and drawer units with quartz coated work surface over and double sink, Rangemaster integrated dishwasher and space for fridge freezer, bi-folding doors to garden. Sitting Room with coal effect electric fire with decorative surround and mantel over. Inner Hallway having built in desk, drawers and shelving, and loft access. Main Bedroom with door to garden. Bedroom Two with built in wardrobe. Shower Room having a four piece suite comprising corner shower cubicle, WC, bidet and wash hand basin with storage under, wall mounted heated towel rail.

Outside, the bungalow wraps around a private courtyard garden that is cleverly concealed from surrounding properties, two sheds, raised flower bed borders and enclosed by fencing. To the front is a drive for two cars, along with gated side access.

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 gas, electricity, 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.

LISTED: No

BROADBAND AND MOBILE COVERAGE: Broadband: Ultrafast available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 62% Vodaphone (Checked on Ofcom Jun26)

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

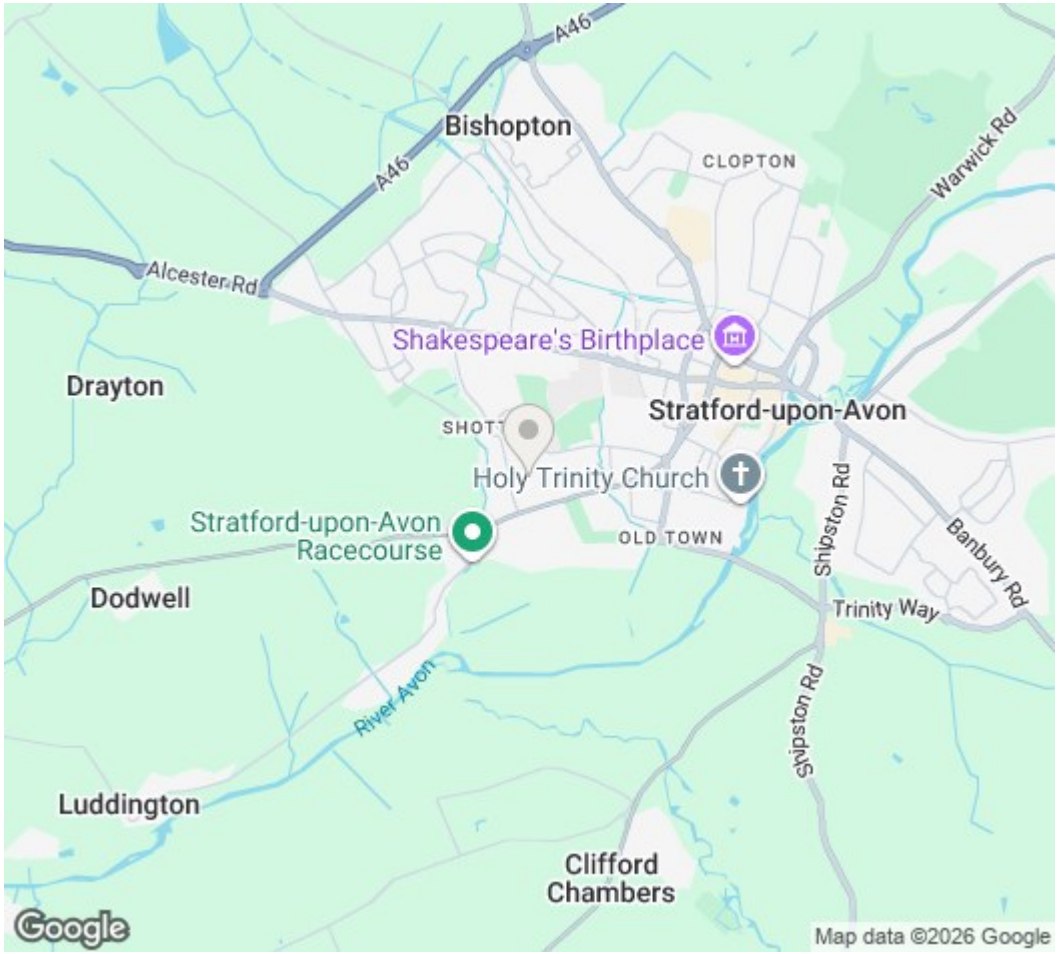
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

Churchill Cottage, 6a Winston Close, Stratford-upon-Avon

Approximate Gross Internal Area
Ground Floor = 81.13 sq m / 873 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

Ground Floor



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Peter Clarke