

17 Avon Close, Ettington, Stratford-Upon-Avon, CV37 7ST

- Village location
- Living area with direct access to the garden
- Kitchen
- Downstairs cloakroom
- Three bedrooms upstairs
- Bathroom
- Garage and parking
- Good access to Stratford upon Avon and the Fosse Way connections
- Modernisation required
- EPC Rating E

3 1 1

£350,000

NO ONWARD CHAIN An excellent opportunity to acquire a detached home in the highly regarded village of Ettington. Requiring modernisation throughout the property offers fantastic potential for buyers looking to create their ideal home, with further scope to extend, subject to the necessary planning permissions and consents. The property also benefits from generous off road parking to the front and a rear garden.

ACCOMMODATION
Entry through the front door into the front porch with window to the side. Into the entrance hallway which has wall mounted radiator, stairs rising to the first floor and useful understairs storage cupboard. The cloakroom offers wc and obscured window into the porch. The kitchen offers a range of wall and base units with worktop over, window to the front aspect, floor mounted boiler, cooker, hob, wall mounted radiator, space for appliances and double inset sinks and drainer. The living room has window overlooking the garden and sliding doors to the garden, two wall mounted radiators, electric fireplace and wall mounted lights. Stairs rising to the first floor landing which has access to the loft, window to the side and airing cupboard housing tank. The primary bedroom offers window to the front aspect, wall mounted radiator and built in wardrobe. Bedroom two has window to the rear aspect, built in wardrobe and wall moutned radiator. Bedroom three offers window to the rear aspect and wall mounted radiator. Family bathroom comprising of obscured window to the front, wc, wash hand basin, walk in shower with fitted seat, towel rail and extractor.

OUTSIDE
To the rear and side are mature gardens offering patio, summer house, greenhouse, shed, borders with trees and shrubs, gate to the front, personnel door to garage and the remainder laid to lawn.

GARAGE AND PARKING
The garage offers door from the internal hallway and door from rear garden, up and over garage door to the front, power, light, and wall units. To the front is driveway allowing parking for two vehicles.

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 drainage, electricity and water are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil 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/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Oct26) | Minimum Mobile Coverage: 70% Vodafone (Checked on Ofcom Oct26)

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

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.

The property is sold as seen.







Ettington, Stratford-upon-avon



Ground Floor

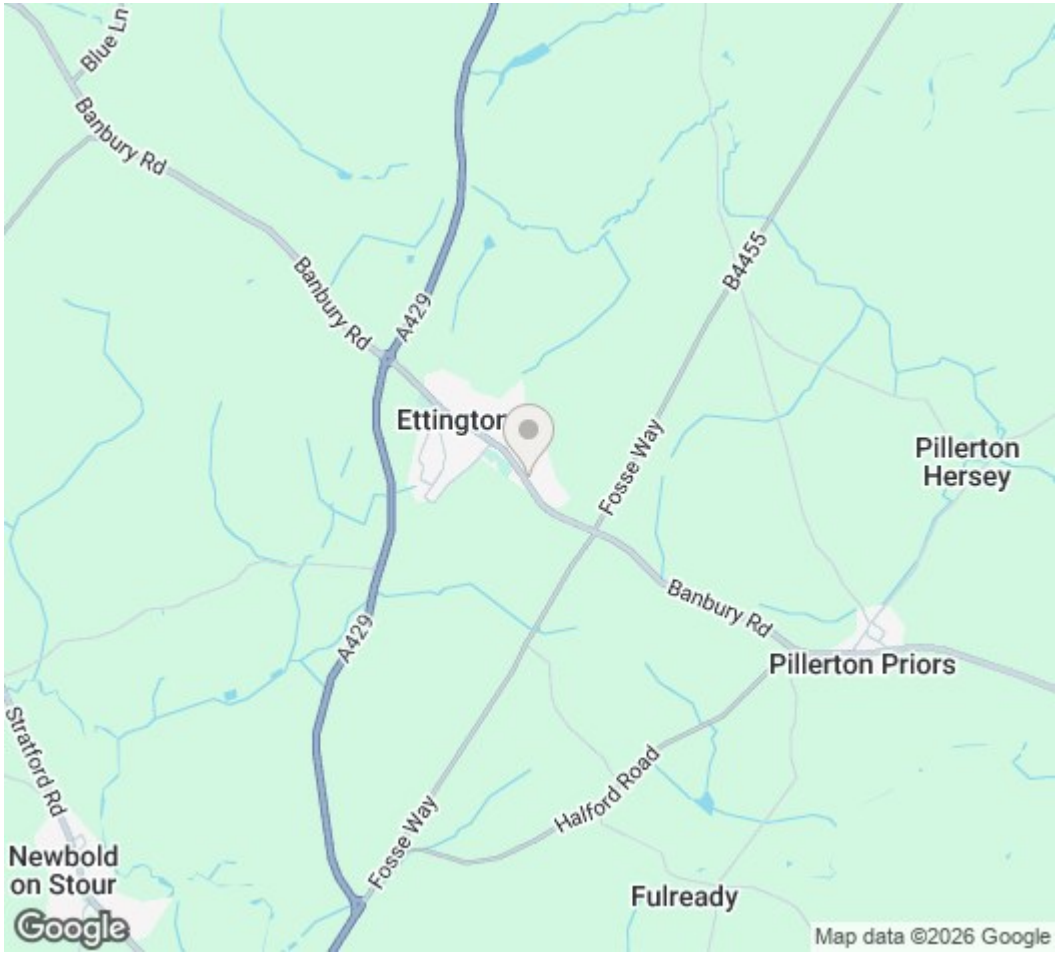
First Floor

Total floor area: 101.3 sq.m. (1,091 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







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