

Peter Clarke



10 Chedworth Close, Stratford-Upon-Avon, Warwickshire, CV37 9EQ

- Built in 2018
- Located on a no through road
- Conveniently located North side of the river
- Modern housing estate
- Main bedroom with en suite
- Garage and double driveway



Offers In The Region Of £380,000

A modern, three double bedroom detached home, built in 2018 and located along a 'no through road' on the North side of Stratford. Benefitting from a sitting room, breakfast kitchen cloakroom, ensuite to main bedroom, main bathroom, garden, garage and driveway.

ACCOMMODATION

Entrance Hall. Sitting Room overlooking front. Dining Kitchen with matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, integrated oven, four ring gas hob and overhead extractor, integrated slimline dishwasher and washer/dryer, doors to garden. Cloakroom with WC and wall mounted wash hand basin.

Landing with loft access (not boarded) and door to storage cupboard. Three double bedrooms, main bedroom with an en suite comprising shower cubicle, WC and pedestal wash hand basin. 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 with a paved patio seating area enclosed by fencing and gated side access. To the front is a garage with up and over door and light, and a driveway for two cars.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is an annual cost to the management company of approximately £300. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water, gas 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: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

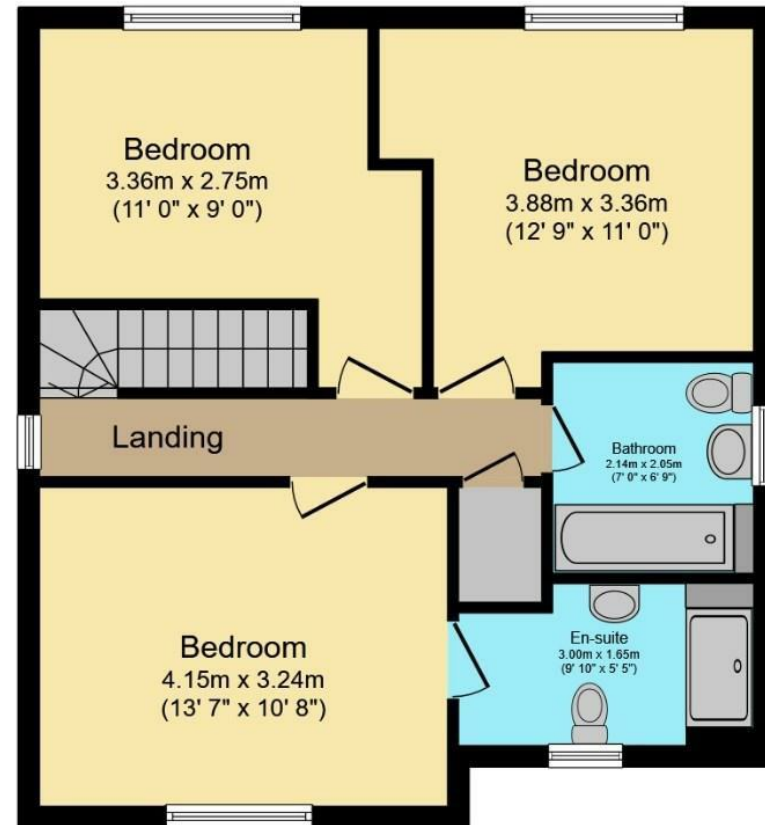


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Ground Floor

Floor area 50.6 sq.m. (545 sq.ft.)

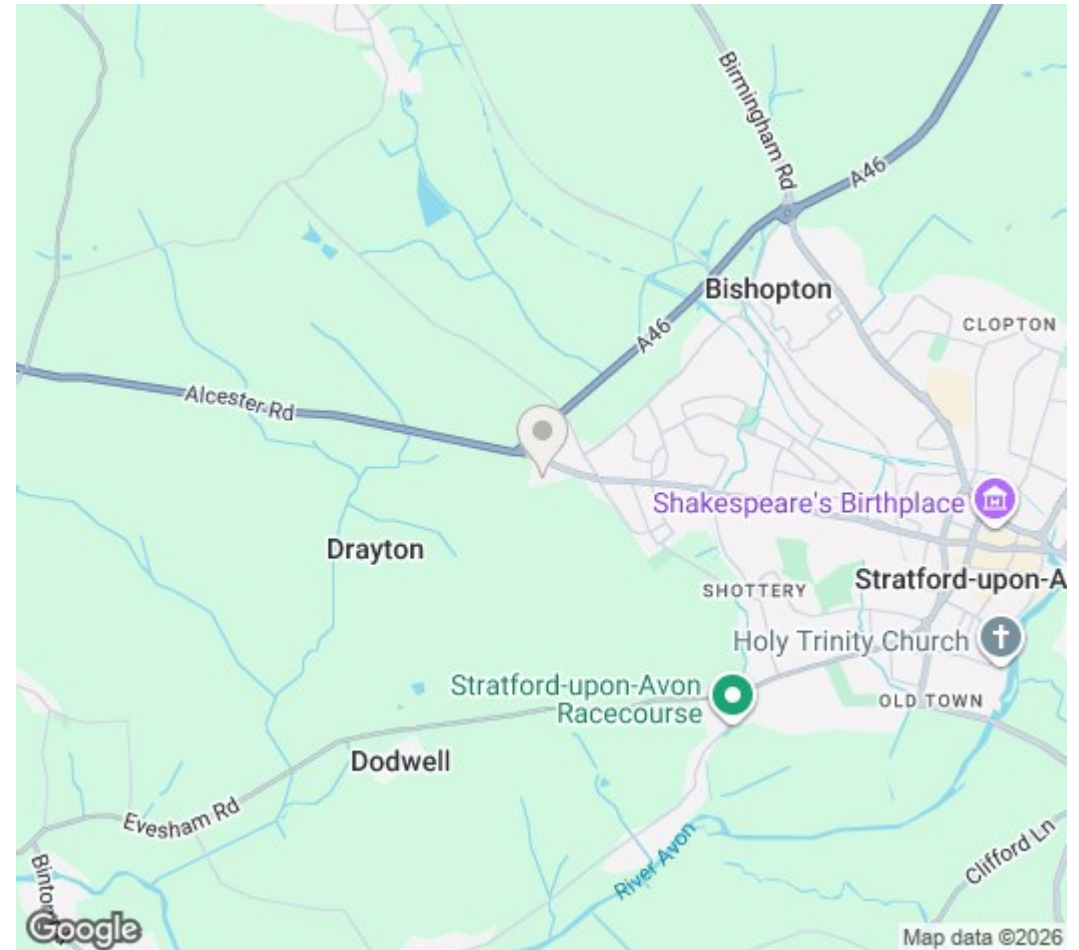


First Floor

Floor area 55.3 sq.m. (595 sq.ft.)

Total floor area: 105.9 sq.m. (1,140 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



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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