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

3 1 2

£495,000

Best and final offers Thursday 30th 9am 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.

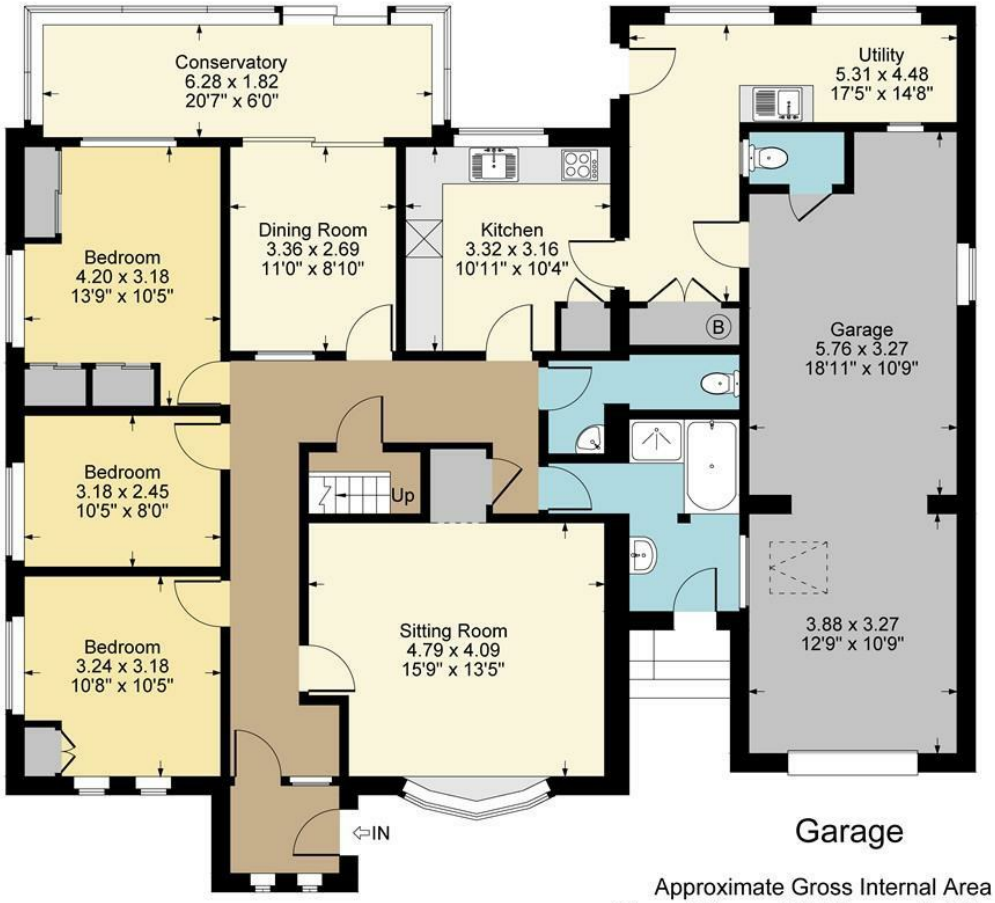
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

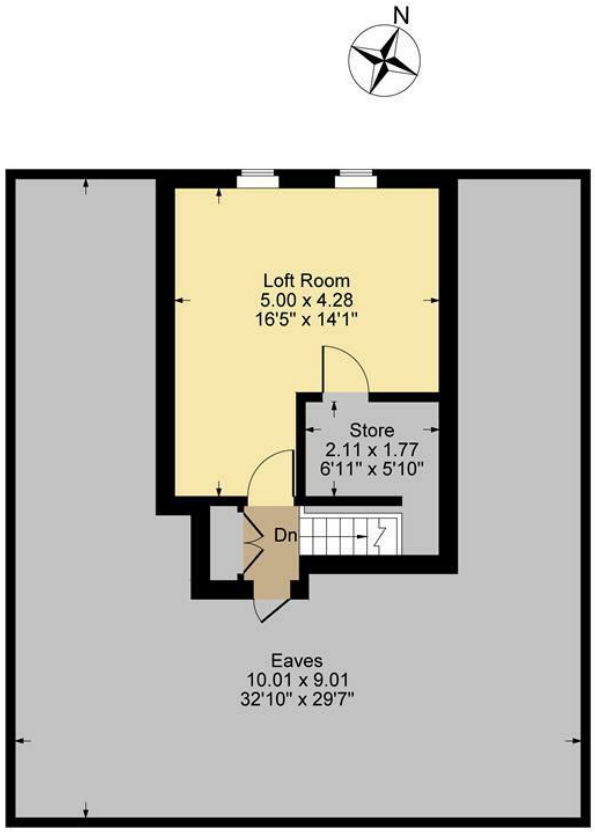
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

Field End, Armscote



Ground Floor

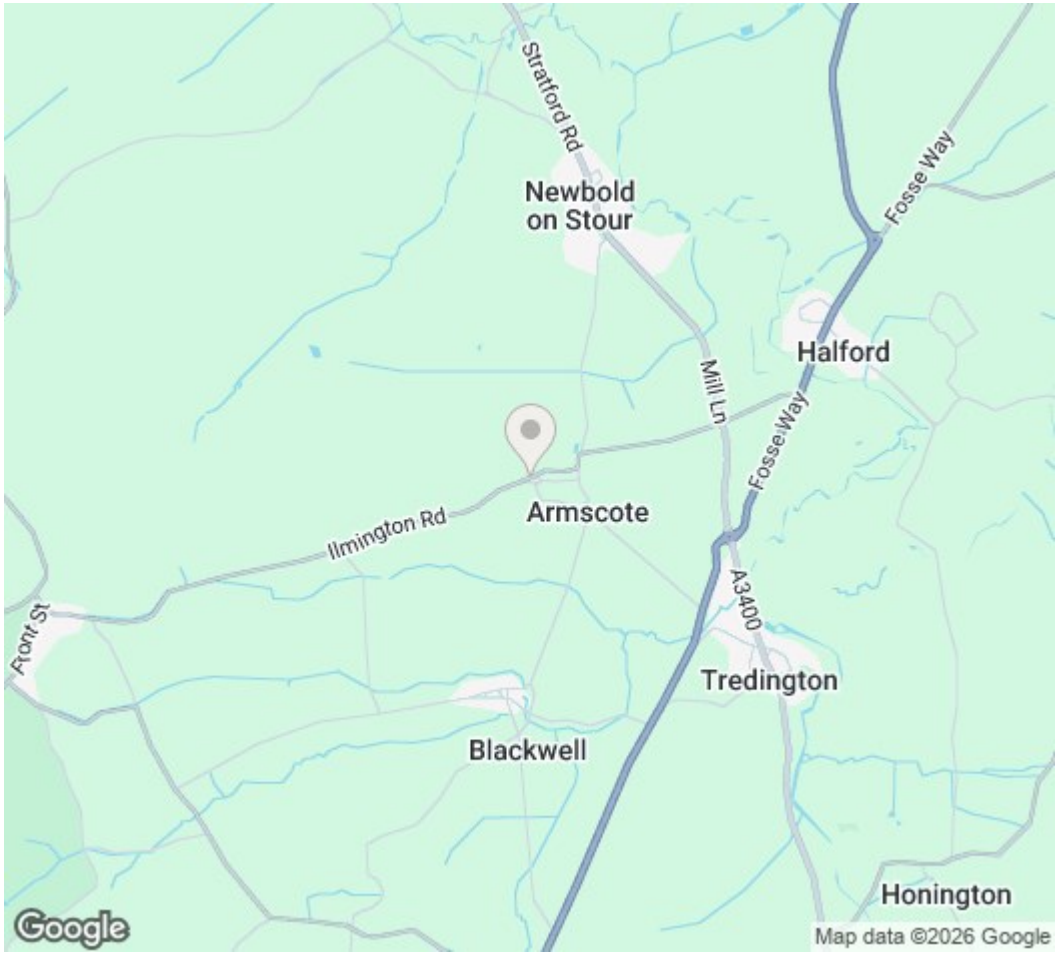


First Floor

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.



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Peter Clarke

Winkworth