5 Rochester Close, Meon Vale, Stratford-upon-Avon, CV37 8WS

- Pleasant location opposite green and footpath
- Hall and cloakroom
- Sitting room with triple aspect
- Kitchen upgraded in 2025
- Dining area
- Utility
- Four bedrooms
- Bathroom and en suite
- Front and landscaped rear garden
- Off road parking and garage

4 2 2

£360,000

A well presented four bedroom detached house in Meon Vale, enjoying an attractive position overlooking an open grassed area and the start of the Greenway walk. The property offers spacious living room, modern kitchen-diner, utility and downstairs cloakroom. Four bedrooms including ensuite shower room to the master bedroom as well as a family bathroom. Benefitting from a garage, off road parking, and an enclosed and private rear garden.

ACCOMMODATION

A front door leads to entrance hall with cloakroom fitted with wc and vanity basin, tiled splashbacks. Sitting Room with triple aspect, views to pleasant outlook to front, French doors to rear garden, feature faux fireplace. The modern kitchen/dining room fitted with a range of cupboards with Quartz worktop over, with Belfast style sink with drainer. Four burner gas hob with Quartz splashback, oven and grill below and extractor fan over, built in fridge freezer, understairs storage cupboard, wood effect floor. Utility room with door to rear garden, worktop with space for washing machine.

First floor landing with linen cupboard and also access to roof space which is part boarded with ladder. Bedroom one with sliding mirror fronted doors to wardrobes. En suite with wc, wash basin and shower cubicle, tiled splashbacks. Double Bedroom Two with window to rear. Bedroom Three with window to front and Bedroom Four, L shaped and currently used as a study. Bathroom with wc, wash basin and bath with shower over and tiled splashbacks.

Outside there is a path to the front door with slate chippings to foregarden with wall to front. Off road parking to rear with access to the garage of brick and pitched tiled roof construction, up and over door to front. Gated access to landscaped rear garden with paved pathway and two patios, lawn and planted borders. The garden is enclosed by wood fencing and wall.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts. We have been advised by the vendor there is a current annual maintenance charge for the communal areas in which this year is £350.

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.

AGENTS DECLARATION: In accordance with legislation, the Agent wishes to declare and make prospective buyers aware that the property is owned by a relative of an employee of Peter Clarke & Co. LLP. If any further information is required please do not hesitate to connect the Agent's office. We also recommend independent advice is sought if required.

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

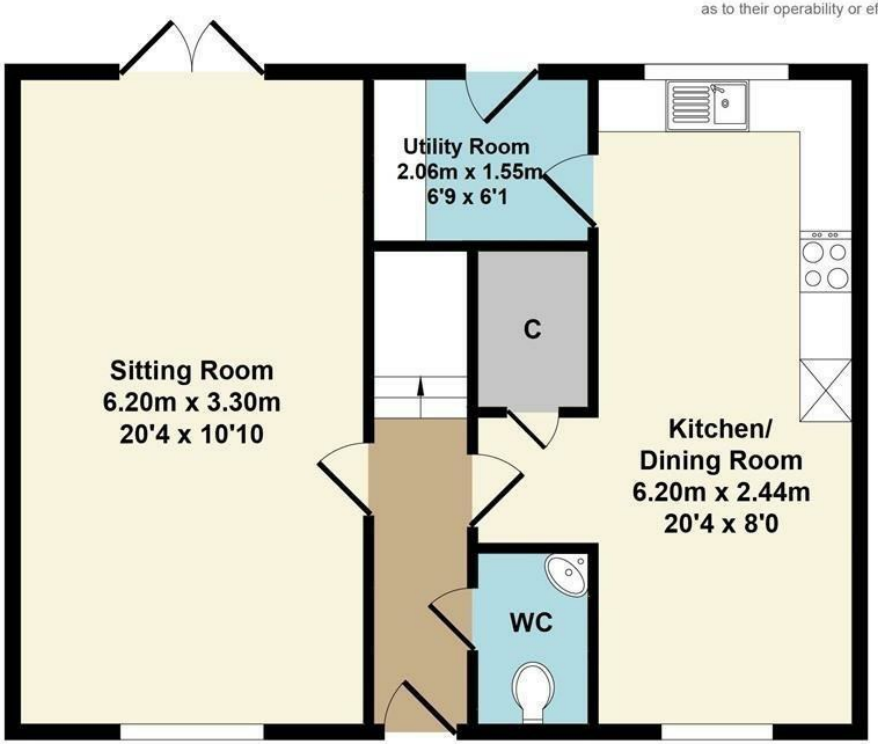
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

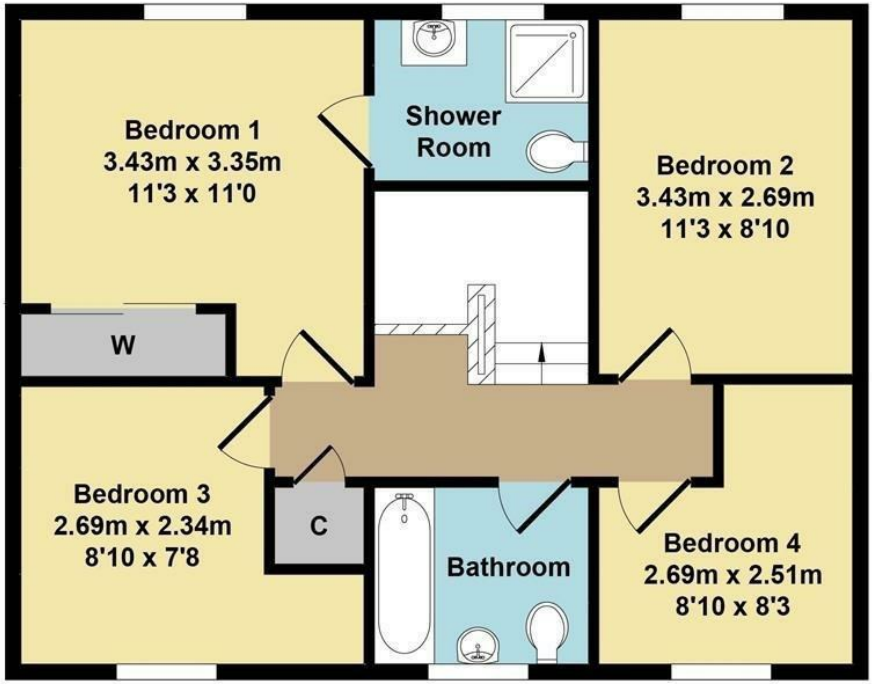
Rochester Close, Meon Vale, CV37 8WS

Total Approx. Floor Area 100.90 Sq.M. (1086 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser The .services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 50.45 Sq.M.
(543 Sq.Ft.)



First Floor
Approx. Floor
Area 50.45 Sq.M.
(543 Sq.Ft.)

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.

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