



Peter Clarke

79 Amis Way, Stratford-upon-Avon, Warwickshire, CV37 7JD

- Three bedroom semi-detached home
- Garage and off road parking
- Low maintenance rear garden
- Two reception rooms
- Popular Trinity Mead development
- South of the river



Offers Over £310,000

Situated in the heart of the popular Trinity Mead development, south of the river, is this three bedroom semi detached home with garage and off road parking. In need of some improvements by an incoming buyer, this property also offers two reception rooms and an en suite to the main bedroom and is ideal to put your own stamp on it, and make it your own.

ACCOMMODATION

Entrance hall. Sitting room being dual aspect with doors to garden. Dining room. Kitchen with matching wall, base and drawer units with work surface over and incorporating stainless steel sink and drainer unit, integrated oven with four ring electric hob and overhead extractor, space for appliances, door to understairs storage cupboard and door to garden.

Landing with door to airing cupboard housing hot water tank, loft access. Main bedroom with built in wardrobes. En suite comprising shower cubicle, wc and pedestal wash hand basin. Two further bedrooms (bedroom 2 also with built in wardrobe). Bathroom with bath with shower over, wc and pedestal wash hand basin.

Outside to the rear is a low maintenance, angled lawned garden with patio and pedestrian door to the garage which has up and over door to front, power and light, and also benefits from additional storage in the eaves. To the front is a driveway for one car.

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 electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

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 D.

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.



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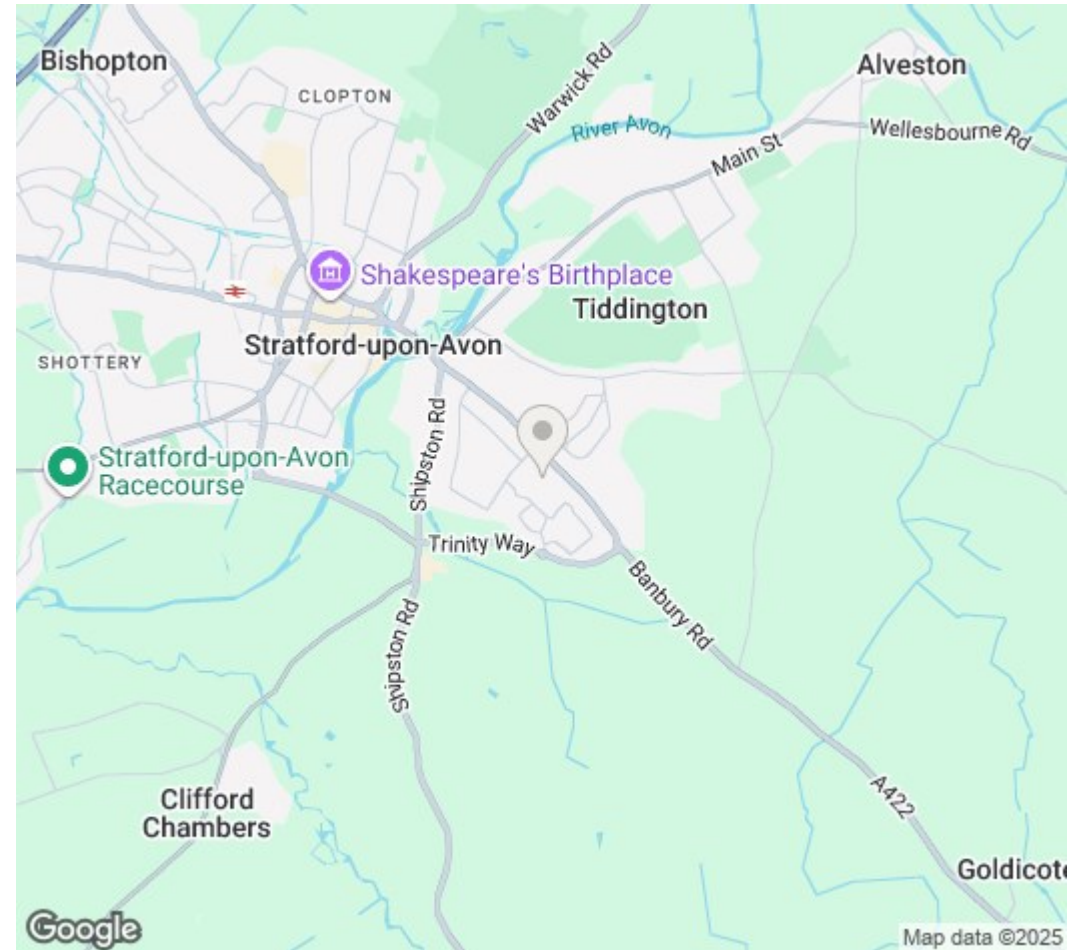
Ground Floor

Garage

First Floor

Approximate Gross Internal Area
Ground Floor = 46.66 sq m / 502 sq ft
First Floor = 46.66 sq m / 502 sq ft
Garage = 12.92 sq m / 139 sq ft
Total Area = 106.24 sq m / 1143 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



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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