3 Bell Lane, Snitterfield, Stratford-upon-Avon, CV37 0JU

- NO ONWARD CHAIN
- Three bedrooms
- Quiet village location
- Flexible living space
- Generous plot
- Wonderful garden to rear
- Off road parking for two cars
- Just a short drive to Stratford upon Avon

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Offers Over £525,000

Nestled down a private lane and offered with NO ONWARD CHAIN is this three bedroom detached bungalow, standing proud on it's plot and with a wonderful garden to the rear. Boasting three reception rooms, a garage, driveway and additional parking, we believe this home is ideal for those looking for a quieter home life, while being able to easily access local shops and amenities.

ACCOMMODATION

Entrance porch with door to utility room and door to side. Entrance hall with built in storage cupboard housing alarm, loft access. Sitting Room with coal effect stove set into a feature brick fireplace with flagstone hearth and mantle over. Dining Room. Kitchen with matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer, integrated eye level oven, four ring electric hob and overhead canopy extractor, space for fridge freezer and dishwasher, door to airing cupboard housing combi boiler. Utility Room with matching wall, base and drawer units with work surface over and incorporating stainless steel sink and drainer, space for washing machine, integral door to garage. Conservatory with pitched roof, double doors onto garden.

Main Bedroom with door opening onto patio. Bedroom Two. Bedroom Three with built in wardrobe and desk, this has previously been used as an office. Bathroom with five piece suite comprising bath, shower cubicle, wc, bidet and wash hand basin set into a very handy storage unit, wall mounted heated towel rail.

Outside to the rear is a wonderful garden mainly laid to lawn with a variety of trees, shrubs and hedges, summer house and shed. There is also a paved patio seating area and gated side access to the front. To the front is a garage with up and over door, power and light, a driveway allowing parking for one car plus additional space opposite allowing parking for one large car or two smaller cars. Lawned front garden with shrubs and trees.

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. 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: D. 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 128.8 sq.m. (1,386 sq.ft.)

Total floor area: 128.8 sq.m. (1,386 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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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke
Winkworth