

Peter Clarke



2 Cliffe Cottages Wellesbourne Road, Alveston

£350,000



- Semi Detached House
- Full Modernisation And Refurbishment Required
- Positioned On A Substantial Plot
- Offering An Additional Plot Leading Down To The River Avon
- Living Room, Dining Room & Kitchen
- Downstairs Bathroom
- Three Bedrooms
- Within Easy Reach Of Stratford Upon Avon & Wellesbourne
- No Chain



## ACCOMMODATION

Door into porchway with windows surrounding. Further door into entrance hallway with stairs rising to first floor and understairs storage cupboard. Door into first reception room which is positioned to the front of the plot. Further doorway leading into dining room with window to garden. Door into inner passageway with door leading out into the garden. As well as access to the kitchen area with window to side aspect, space for cooker and sink. Off the entrance hall there is a downstairs bathroom with step down. Fitted with a suite comprising of bath, wc and wash hand basin. Obscure window to garden.

Leading up the stairs there is a window overlooking the plot. The primary bedroom offers window to front aspect, whilst both bedroom two and three have windows to rear aspect.

## OUTSIDE

A substantial plot mainly laid to lawn enclosed by mature hedging. Gate to additional land with sloping steps towards the River Avon.

## 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 electricity, water and drainage are connected to the property. There is no heating 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:** G. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



**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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