

5 Elm Close, Pebworth, Stratford upon Avon, CV37 8XL

- Three bedroom home
- Sitting room with wood burner
- Kitchen/diner
- Cloakroom
- Family bathroom
- Driveway parking
- Large garden with rear access

3 1 1

£294,000

Three bedroom home with parking, large garden and rear access. Lovingly maintained by the current owners this home is ready for a new family to make their own memories in this small quiet close.

PEBWORTH
is an attractive village lying approximately 8 miles to the South West of Stratford upon Avon. The village has a Church, School and Inn with further local facilities available in the nearby village of Mickleton which lies on the edge of the Cotswold Hills. Fibre optic broadband has been installed in the village and there is a vibrant social scene of clubs and events all year round. Mainline train services to London Paddington can be found in the next village of Honeybourne.

ACCOMMODATION
The front door opens into the hall, with stairs leading to the first floor. The dual-aspect kitchen/dining room offers plenty of space for a dining table, making it ideal for family suppers. The sitting room is also dual aspect and features a wood-burning stove, as well as doors leading out to the rear garden. In the rear hall, the current owners have added a WC. On the first floor, there are three bedrooms and a family bathroom. Outside, there is driveway parking for several cars at the front, while the rear garden is mainly laid to lawn with a patio area adjoining the house. There are also two sheds and a useful rear access gate.

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

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Superfast Available (Checked on Ofcom Aug26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Aug26)

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

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

VIEWING: By Prior Appointment with the selling agent.



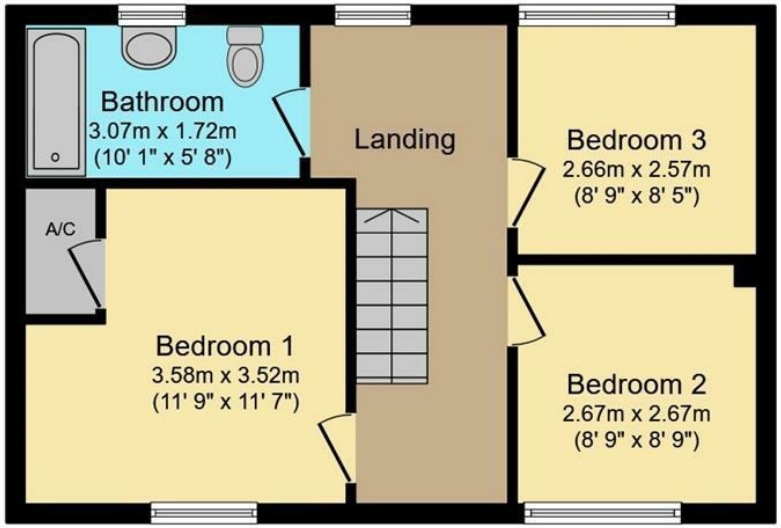




Elm Close, Pebworth



Ground Floor



First Floor

Total floor area: 92.8 sq.m. (999 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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