



Peter Clarke

Forge Bungalow, Gilks Lane, Oxhill, Warwick, CV35 0QW

- NO CHAIN
- Detached bungalow
- Solar panels on the roof
- Two double bedrooms
- Shower room and en suite bathroom
- Off road parking and garden
- Popular village
- Viewing highly recommended



Guide Price £415,000

NO CHAIN. Located on a quiet back lane in the heart of Oxhill is this two bedroom detached bungalow with sitting room, kitchen/dining room, conservatory, shower room and en suite bathroom. Outside there is ample parking and a mature garden to the rear with useful timber cabin.

ACCOMMODATION

Sliding double doors to entrance porch. Door to entrance hall with cloaks cupboard and wood burning stove. Sitting room with dual aspect and open fire. Open plan kitchen/dining room with windows and double doors to rear, range of matching wall and base units with work top and breakfast bar over incorporating ceramic sink and drainer, space for range cooker, integrated fridge freezer, microwave, washing machine and dishwasher, doors to conservatory with double doors to garden, oil boiler cupboard, tiled flooring.

Bedroom with window to front, fitted wardrobes. En suite bathroom with roll top bath, wash hand basin, wc, internal window, chrome heated towel rail. Bedroom with window to front, fitted double wardrobe. Rear hall, Shower room with shower cubicle, wash hand basin unit, wc, chrome heated towel rail, part tiled walls, tiled floor. Utility cupboard with work top incorporating wash hand basin, space below for washing machine, eye level cupboards.

Outside to the front is a mix of stone chipping driveway, timber framed car port, laid to lawn, planted beds, mature shrubs and trees, outside light, gate to either side. Two tiered rear garden with a mix of paved pathways, patios, mainly laid to lawn, planted beds, mature shrubs and trees, timber framed studio. Chicken coop, wood store and composting bins. Outside tap.

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

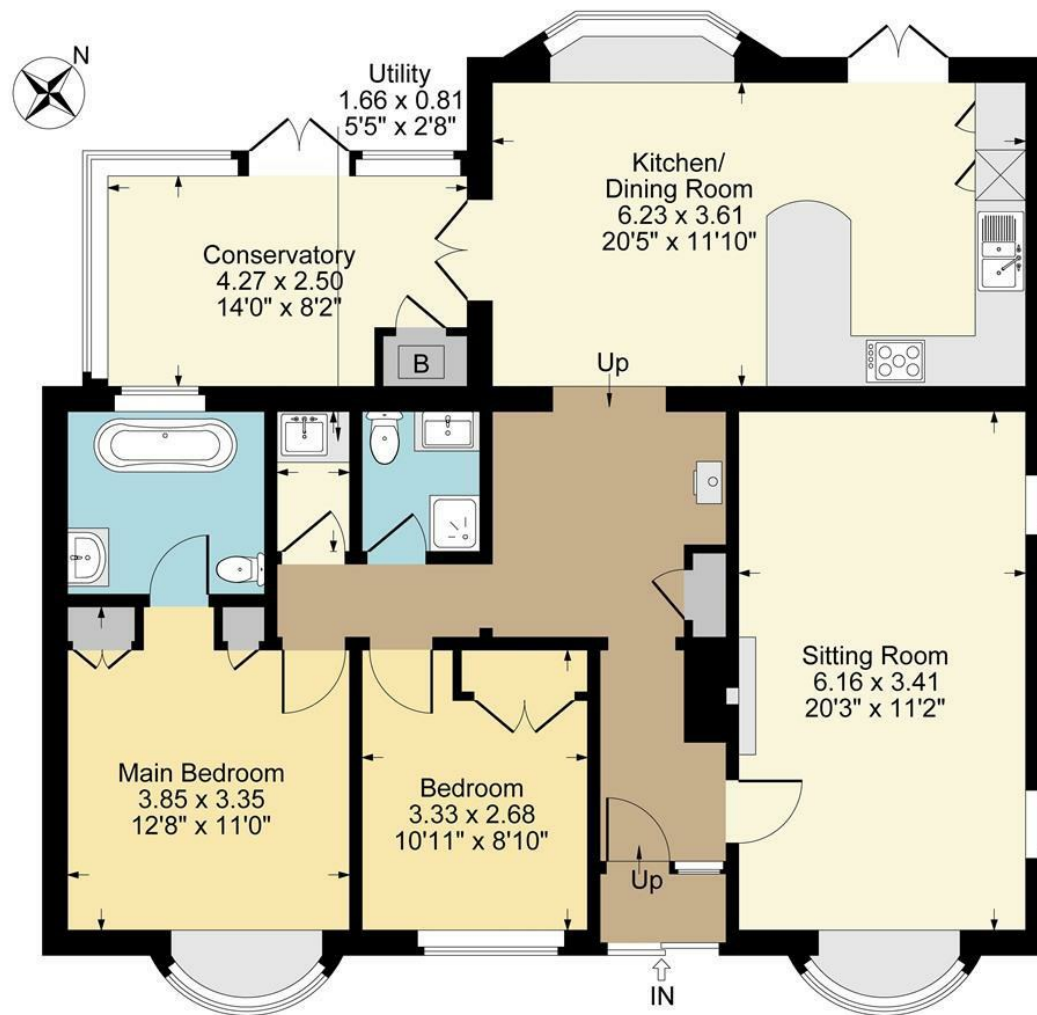
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

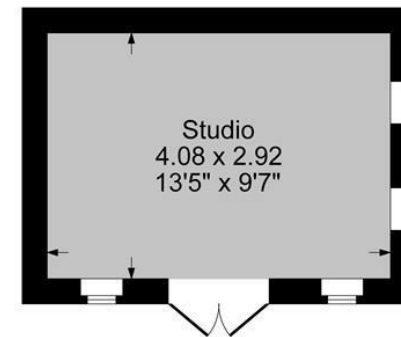
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



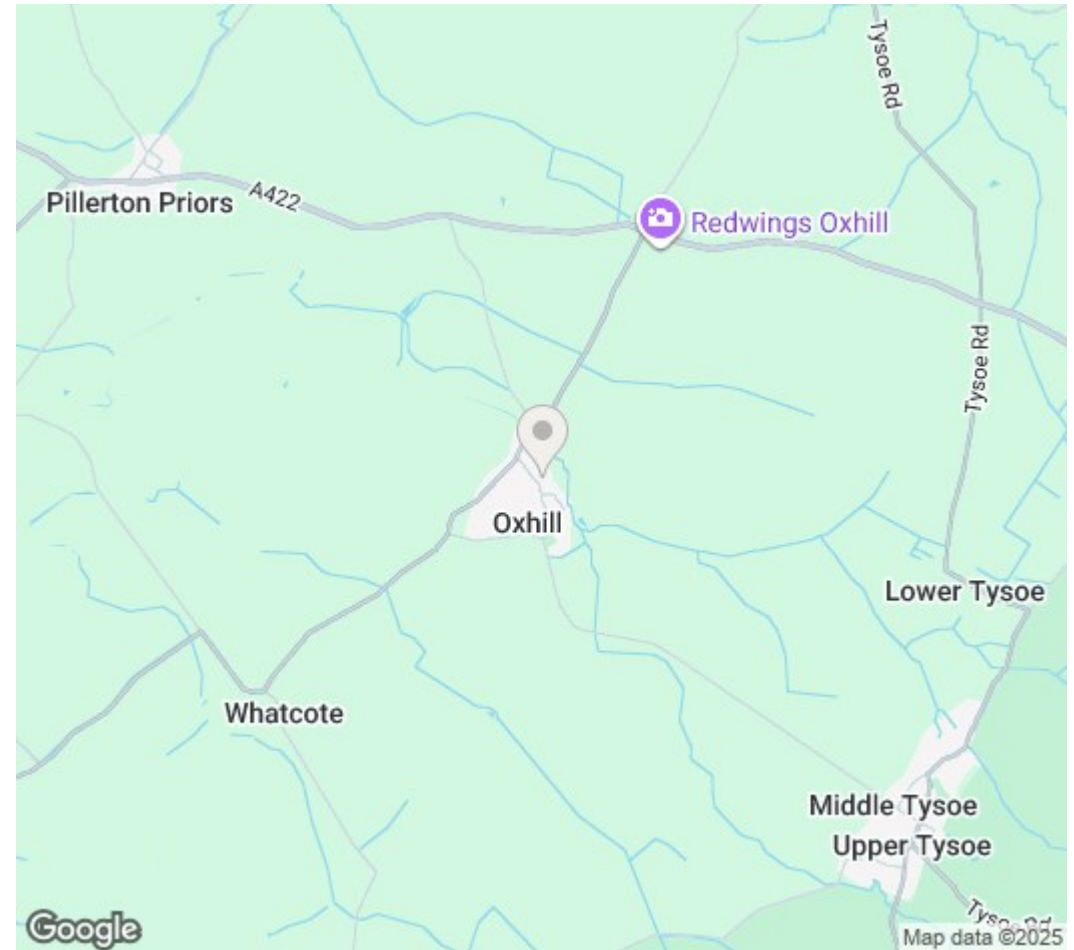


Ground Floor



Outbuilding

Approximate Gross Internal Area
 Ground Floor = 109.73 sq m / 1181 sq ft
 Outbuilding = 11.91 sq m / 128 sq ft
 Total Area = 121.64 sq m / 1309 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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