

Peter Clarke



22 Hamilton Road, Tiddington, Stratford-upon-Avon, CV37 7DD

- Views over agricultural fields to rear
- Cul de sac location
- Thoughtfully extended
- Bi-fold doors off the kitchen to the garden
- Village location with popular primary school catchment
- Off road parking for two cars



Offers Over £395,000

****Best and Final offers Monday 9th May at 3pm**** A stylishly extended three bedroom semi-detached home in a cul de sac location and enjoying views over agricultural fields to the rear. Currently a wonderful family home, the accommodation comprises sitting room, dining/kitchen/family room with bi-fold doors to the garden, cloakroom, three bedrooms, bathroom, garden and off road parking for two cars.

ACCOMMODATION

Porch leading to entrance hall. Cloakroom with wc and wash basin, also allowing access to understairs storage. Sitting room with log burner set into fireplace and bay window to front. Dining/family/kitchen, the kitchen area comprising matching wall, base and drawer units with solid oak work surface over and incorporating sink and drainer unit. Fitted overhead canopy extractor fan, space for cooker, washing machine and fridge freezer. The dining area offers bi-fold doors to the garden.

On the first floor is a master bedroom with built in wardrobe and bay window to front. Bedroom Two with built in wardrobe and drawers. Bedroom Three. Bathroom with bath having shower over, wc, wash hand basin with storage under, storage cupboard housing hot water tank.

Outside to the rear, a decked area at the rear of the garden allows the ability to enjoy the open views over agricultural land. A lawned area is also present. Garden shed, gated rear access onto a local residents footpath. To the front is off road parking for two cars.

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 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 D.

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

AGENTS NOTE: Please note since the EPC was carried out the property has been extended, had replacement radiators and partial replacement windows.

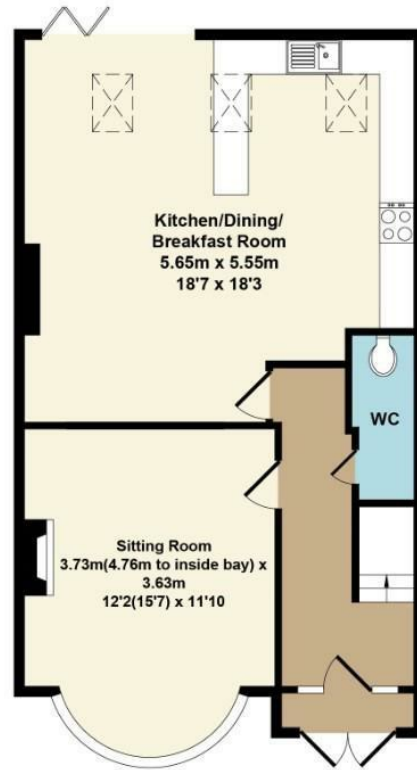
VIEWING: By Prior Appointment with the selling agent.



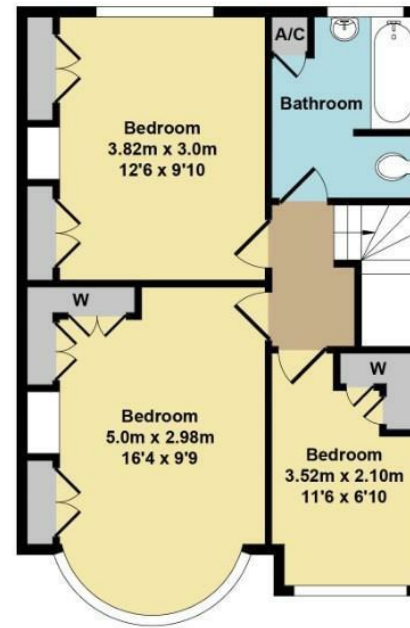
Hamilton Road, Tiddington

Total Approx. Floor Area 102.60 Sq.M. (1104 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

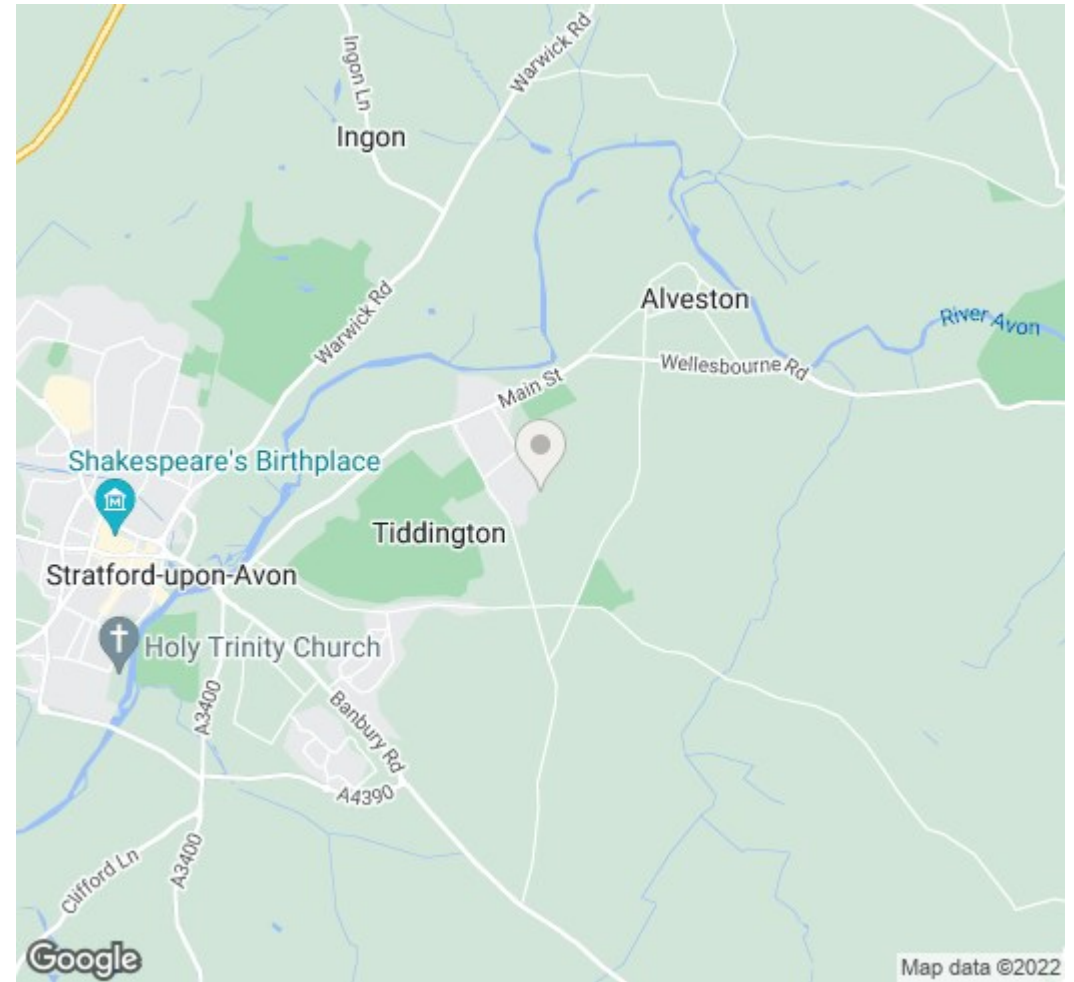


Ground Floor
Approx. Floor
Area 56.20 Sq.M.
(605 Sq.Ft.)



First Floor
Approx. Floor
Area 46.40 Sq.M.
(499 Sq.Ft.)





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.

Six multi-award winning offices
serving South Warwickshire & North Cotswolds

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