3 Hares Leap, Bishopton, Stratford-upon-Avon, CV37 0UQ

- Three bedroom end terrace
- Very well presented
- Quiet cul de sac
- Hall and cloakroom
- Sitting/dining room opening to kitchen
- Three bedrooms
- Bathroom and en suite
- Parking for two cars and garage
- Rear garden
- NO CHAIN

3 2 1

Guide Price £330,000

A very well-presented, three bedroom end terraced recently constructed property providing light and spacious accommodation, with open plan sitting/dining room/kitchen, bathroom and en suite, parking for two vehicles and garage. Tucked away in a quiet position, and situated off Bishopton Lane close to Stratford Parkway. NO CHAIN

ACCOMMODATION

A storm porch leads via a front door to entrance hall with wood effect floor. Cloakroom with wc, wash basin and tiled splashbacks, tiled floor. Sitting/dining room with wood effect floor, under stairs storage cupboard, French doors to rear. Opening to kitchen with range of cupboards and work surface with upturn, incorporating one and a half bowl single drainer sink unit four ring stainless steel gas hob with extractor fan over, built in oven and grill, built in washing machine, dishwasher and fridge freezer. Access to Potterton gas heating boiler, tiled floor.

Landing with access to roof space. Bedroom One with double doors to wardrobes. En suite shower room with wc, wash basin and large shower cubicle, tiled splashbacks, tiled floor, downlighters. Bedroom Two with mirror fronted sliding doors to wardrobes. Bedroom Three. Bathroom with wc, wash basin, bath with shower attachment and shower over, tiled splashbacks, tiled floor, downlighters.

Outside is a shallow foregarden and tarmacadamed off road parking for two vehicles, access to garage of brick and pitched tiled roof construction, with up and over door to front. Gated access from drive to the rear garden with patio and lawn, and enclosed by wood fencing.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. We have been advised by the vendor there is a current estate charge of £162 per year. 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 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.

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

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. 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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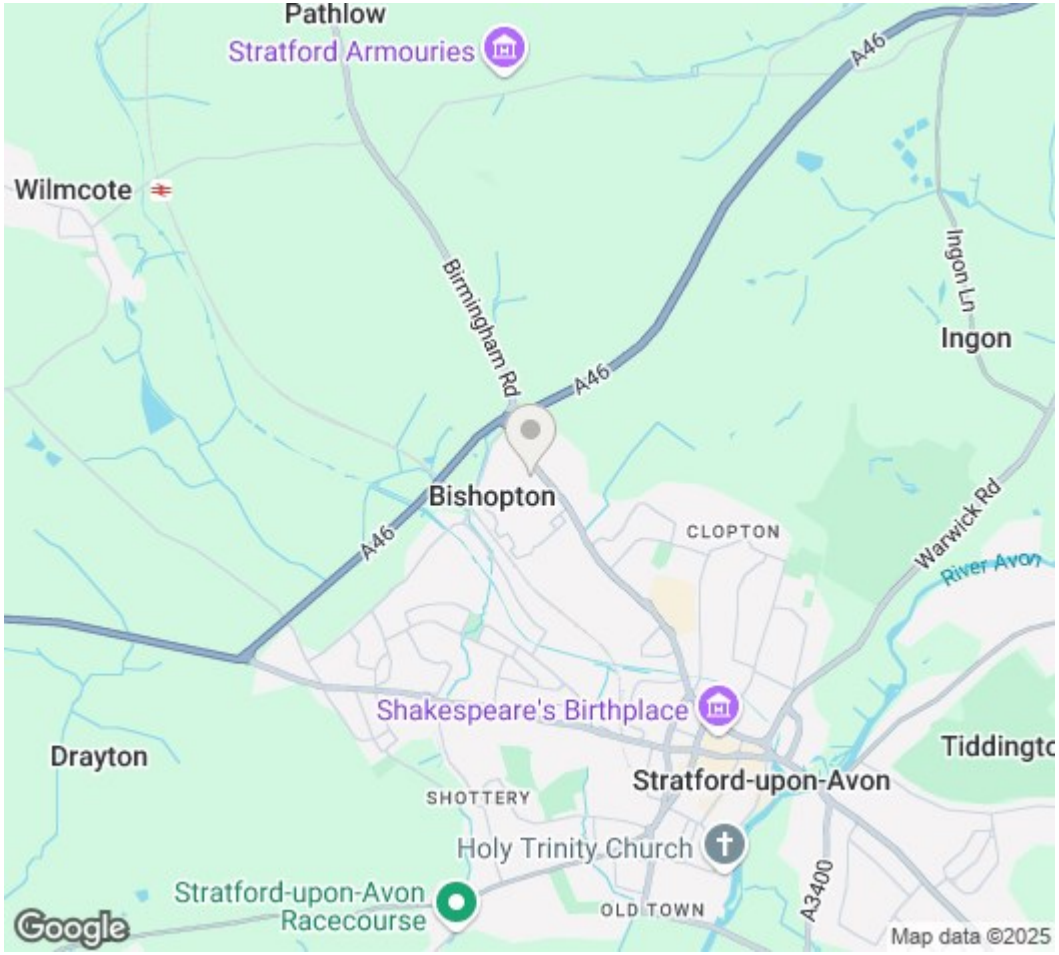
Total Approx. Floor Area 93.72 Sq.M. (1009 Sq.Ft.)

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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

Garage
Approx. Floor
Area 16.74 Sq.M.
(180 Sq.Ft.)

Ground Floor
Approx. Floor
Area 38.49 Sq.M.
(414 Sq.Ft.)

First Floor
Approx. Floor
Area 38.49 Sq.M.
(414 Sq.Ft.)



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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