

Peter Clarke



27 Sandfield Road, Stratford-upon-Avon, Warwickshire, CV37 9AG



- NO ONWARD CHAIN
- Three bedroom bungalow
- Driveway parking for several vehicles, garage and rear garden
- Large sitting/dining room and utility
- Large loft space which could be converted (STPP)
- Viewing highly recommended



£385,000

NO CHAIN. Extended three bedroom semi-detached bungalow with driveway having parking for several vehicles, a garage and rear garden. Located in a very popular residential area within walking distance of the town centre and local amenities.

#### ACCOMMODATION

Entrance hall with cloaks cupboard and airing cupboard. Sitting room (22'4" x 18'7"), an extended room with window and sliding doors to rear, feature fireplace, serving hatch to kitchen. Kitchen (11'7" x 9'3") with window to front, range of matching wall and base units with worktop over incorporating stainless steel double sink and drainer, four ring gas hob and extractor hood over, integrated double oven and dishwasher, wood effect flooring. Utility (12'4" x 8'0") with window and door to rear, range of fitted units with worktop, tiled flooring. Cloakroom with wc, wash basin, opaque window to side, tiled flooring. Bedroom (13'6" x 9'2") with window to front, fitted double wardrobe with wash basin and drawers. Bedroom (13'0" x 9'7") with window to rear, triple mirrored wardrobes with sliding doors. Bedroom (10'0" x 7'9") with window to rear and range of shelving. Shower room (8'9" x 5'9") with opaque window to front, double width updated shower cubicle with two shower heads, vanity wash hand basin, wc with cupboard space and drawers, chrome heated towel rail, tiled walls and flooring.

Outside to the front is a low maintenance garden, paved driveway leading to Garage (15'9" x 11'5") having up and over door, pedestrian doors to front and rear. To the rear is a low maintenance garden split into two areas, hardscape with mix of raised and planted beds, shrubs and trees. Timber shed and part walled, part fenced boundaries.

#### GENERAL INFORMATION

TENURE: The property is freehold.

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: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



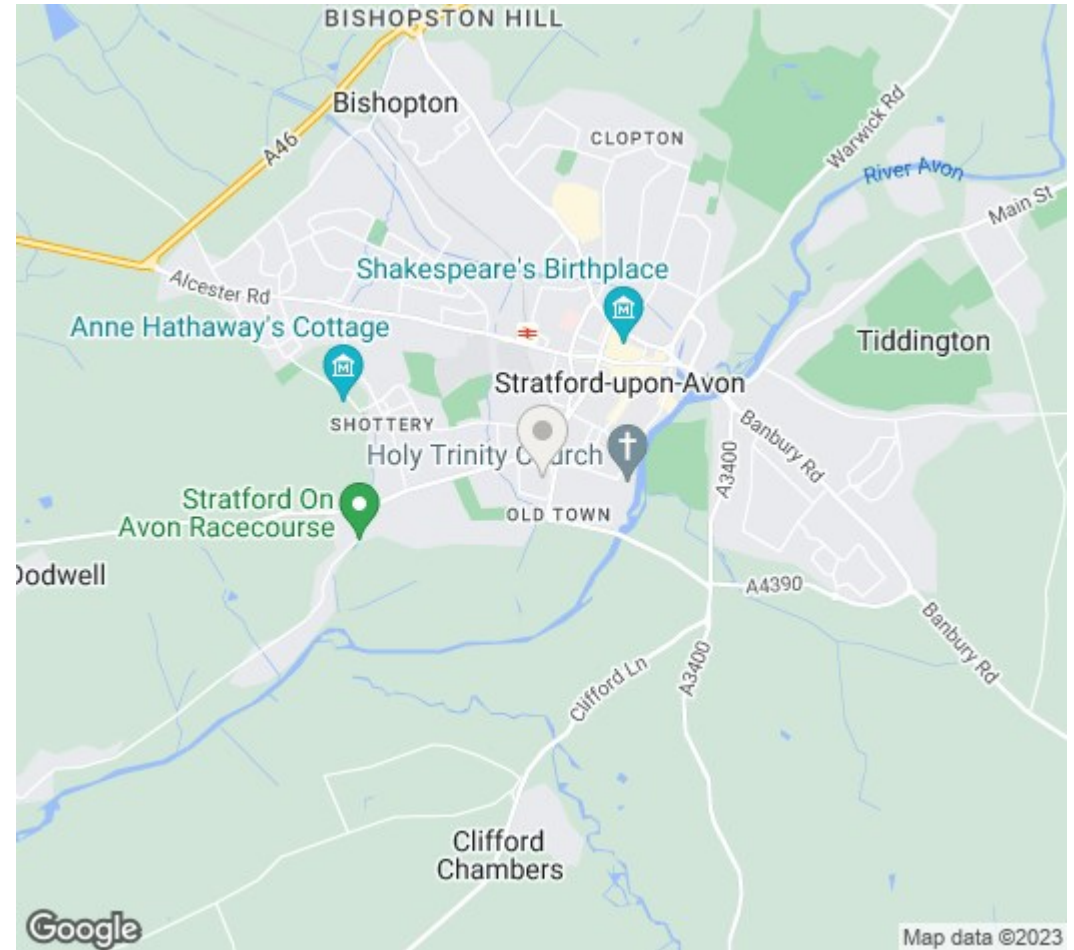
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Total Approx. Floor Area 125.90 Sq.M. (1355 Sq.Ft.)

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.







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