

Peter Clarke



2 Church Bank, Binton, Stratford-upon-Avon, CV37 9TH

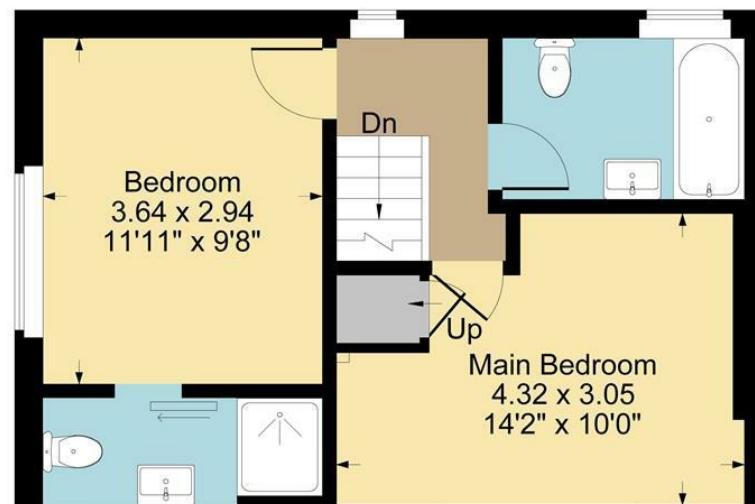
2 Church Bank, Binton



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Approximate Gross Internal Area
Ground Floor = 56.11 sq m / 604 sq ft
First Floor = 36.53 sq m / 393 sq ft
Total Area = 92.64 sq m / 997 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



First Floor

- Superb elevated position
- A semi-detached two/three bedroom cottage
- Undergone extension and refurbishment
- Ample parking to front and newly landscaped garden to rear
- Double glazing, new flooring and decoration
- G.I.A. 997 sq.ft.
- NO UPWARD CHAIN



£485,000

In a superb elevated position overlooking open pasture and farmland, woodland and the hills beyond, a semi-detached brick and pebble dash two/three bedroom cottage, having undergone extension and major refurbishment to include new kitchen/family room, bathroom and utility. The property has the flexibility of a third bedroom on the ground floor and two bedrooms and two bathrooms on the first floor, giving a total G.I.A. of 997 sq.ft. Thought suitable for retirement, family, singles or investment, the property is beautifully presented for sale. With ample parking to the front, and newly landscaped garden to the rear, double glazing, new flooring, decoration and NO UPWARD CHAIN, the property is ready for a new owner.

ACCOMMODATION

A canopy porch has new double glazed front door opening to

ENTRANCE HALL

with herringbone floor and stairs to first floor.

SITTING ROOM

with continued flooring from the hall, window overlooking rear garden, inset electric fire and programmable electric radiators throughout.

INNER HALLWAY

with shelved pantry off, meter cupboard with electronic meter, and continued flooring.

LAUNDRY/UTILITY

with a range of new base and wall cupboard and drawer units and surfaces, windows to side.

NEWLY EXTENDED AND FITTED KITCHEN

with impressive lantern roof, sliding doors to rear terrace and garden, central island unit with breakfast bar and hob, single stainless steel sink, electric oven, space for washing machine, herringbone floor. Space for sofa, etc.

BEDROOM THREE/STUDY

window to front, superb view.

FIRST FLOOR LANDING

window to rear overlooking the garden and beyond, hatch to roof space.

PRINCIPAL BEDROOM

window to side and pocket door to

EN SUITE

with wc, wide wash hand basin to built in cupboard, shower cubicle and digital heated mirror with light.

BEDROOM TWO

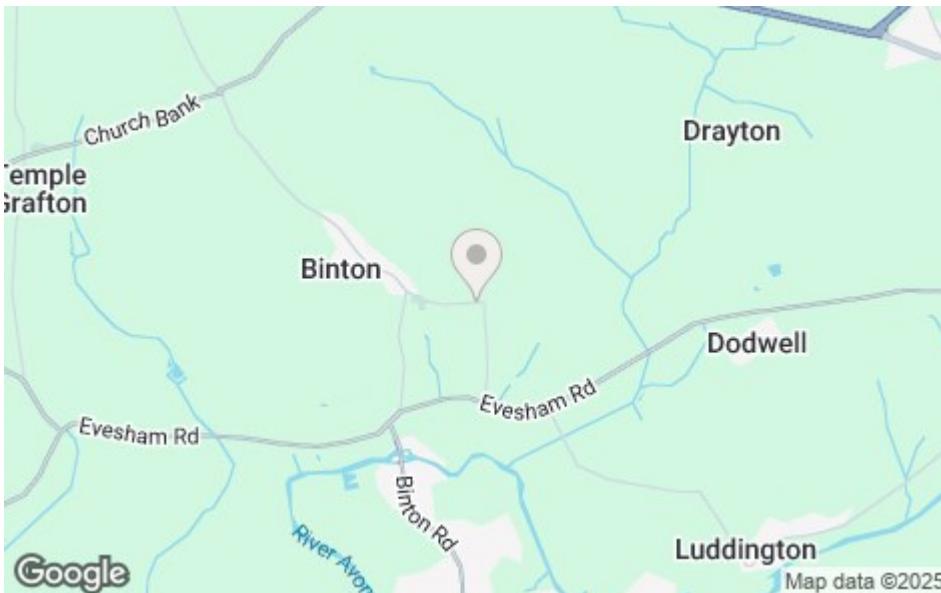
another double room with superb views to front, built in linen cupboard over head of stairs.

BATHROOM

wc, wash hand basin to built in cupboard and P shaped bath with shower over, , digital heated mirror with light, window to rear.







OUTSIDE

There is a gated access leading off the front driveway and path to the left hand side of the property round to a gravelled terrace at the rear. A new set of steps and retaining wall lead up to the lawned gardens with a number of mature trees and hedges providing privacy, with open views at the rear to farmland/pasture. The garden complements this spacious well presented and desirable refurbished home.

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. Electric 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 C.

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.



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 or 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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