18 Banbury Road, Ettington, Stratford-upon-Avon, CV37 7TB

- Non-estate link-detached property
- Beautifully kept part walled gardens
- 0.21 acre plot
- Village centre location
- Potential (STPP)
- In need of some updating
- Spacious hall and cloakroom, sitting room, dining room, garden room, kitchen and utility
- Three bedrooms and bathroom
- Parking and garage
- NO CHAIN

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Offers Over £425,000

A great opportunity to acquire a three bedroom link-detached non-estate property on approx 0.21 acre plot of beautifully kept, established and very attractive gardens, and situated in the village centre. Two reception rooms, garden room, utility, three bedrooms, bathroom, driveway and garage. In need of some updating and with scope for potential (STPP). NO CHAIN.

ACCOMMODATION

A front door leads to spacious hall with wood floor. Cloakroom with wc and wash basin. Sitting room with open fireplace. Garden room with full length windows, double glazed sliding doors to garden. Dining room opening to kitchen with range of cupboards and work surface, sink, access to oil heating boiler. Second kitchen area with fitted cupboards, work surface and space for oven. Utility with space and plumbing for washing machine and fridge.

First floor landing with airing cupboard. Bedroom One with dual aspect, built in wardrobe. Bedroom Two with built in wardrobes. Bedroom Three. Bathroom with wc, wash basin and bath with shower over.

Outside there is a shared drive to the front leading to off road parking. Garage with up and over door, pedestrian door to rear. Large front garden with lawn, mature hedging and range of attractive trees and borders. Gated access to side. Shed. Attractive rear garden with paved and gravelled patio area, pergola, second shed, deep evergreen shrub and perennial planted borders, pond and rockery with Acer trees, and a range of thoughtfully placed trees. Oil tank. The garden is enclosed by wood fencing and part brick wall.

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 heating to radiators. Solar panels to rear of roof.

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 F.

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.

18 Banbury Road, Ettington

Approximate Gross Internal Area
Ground Floor = 70.56 sq m / 760 sq ft
First Floor = 49.68 sq m / 535 sq ft
Garage = 12.19 sq m / 131 sq ft
Total Area = 132.43 sq m / 1426 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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