

Peter Clarke



9 Nonsuch Avenue, Bishopton, Stratford-upon-Avon, CV37 9US

- Two double bedrooms
- Located north side of the river
- Two off road parking spaces
- Very well presented throughout
- Eight years NHBC remaining
- Built in 2022
- Convenient for Stratford Parkway



£294,000

Built by Taylor Wimpey in 2022, is this immaculately presented two DOUBLE bedroom semi-detached home offering the unusual advantage of two, off road parking spaces and NO ONWARD CHAIN. An ideal turn-key property with eight years NHBC remaining.

#### ACCOMMODATION

The front door leads to a semi open plan sitting room with window to front. Inner hall with access to storage. Cloakroom with wc and pedestal wash hand basin. Dining/kitchen is fully fitted with high gloss wall, base and drawer units incorporating stainless steel sink and drainer unit, integrated fridge, freezer, washing machine and slimline dishwasher. Double doors to garden.

First floor landing with loft access (not boarded) and storage cupboard. Main bedroom to the front. Second bedroom to the rear (both doubles). Bathroom with white suite comprising bath with shower over, wc and pedestal wash hand basin.

Outside to the front are two allocated parking spaces and an electric charging point. To the rear is a low maintenance garden, mainly laid to lawn and enclosed by fencing. The garden offers the added benefit of having bungalows at the rear limiting the ability to be overlooked.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. There is an annual maintenance charge for the estate of approximately £100. 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.

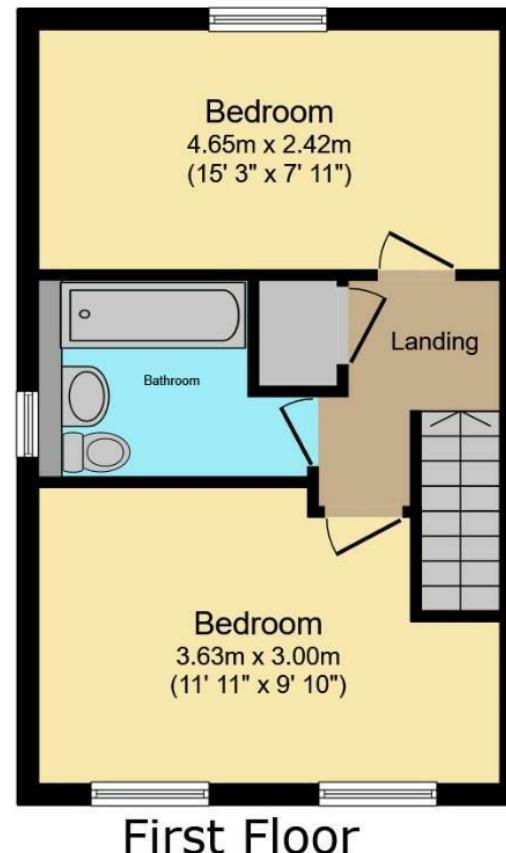
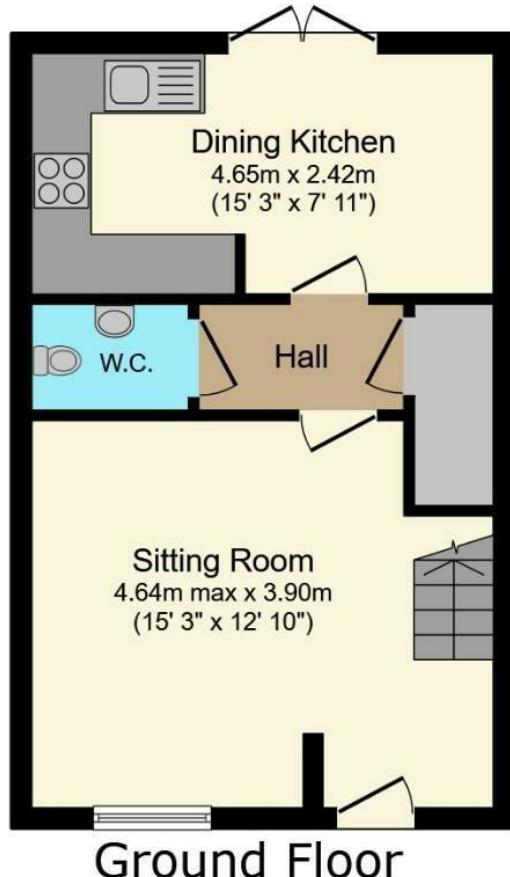
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**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.



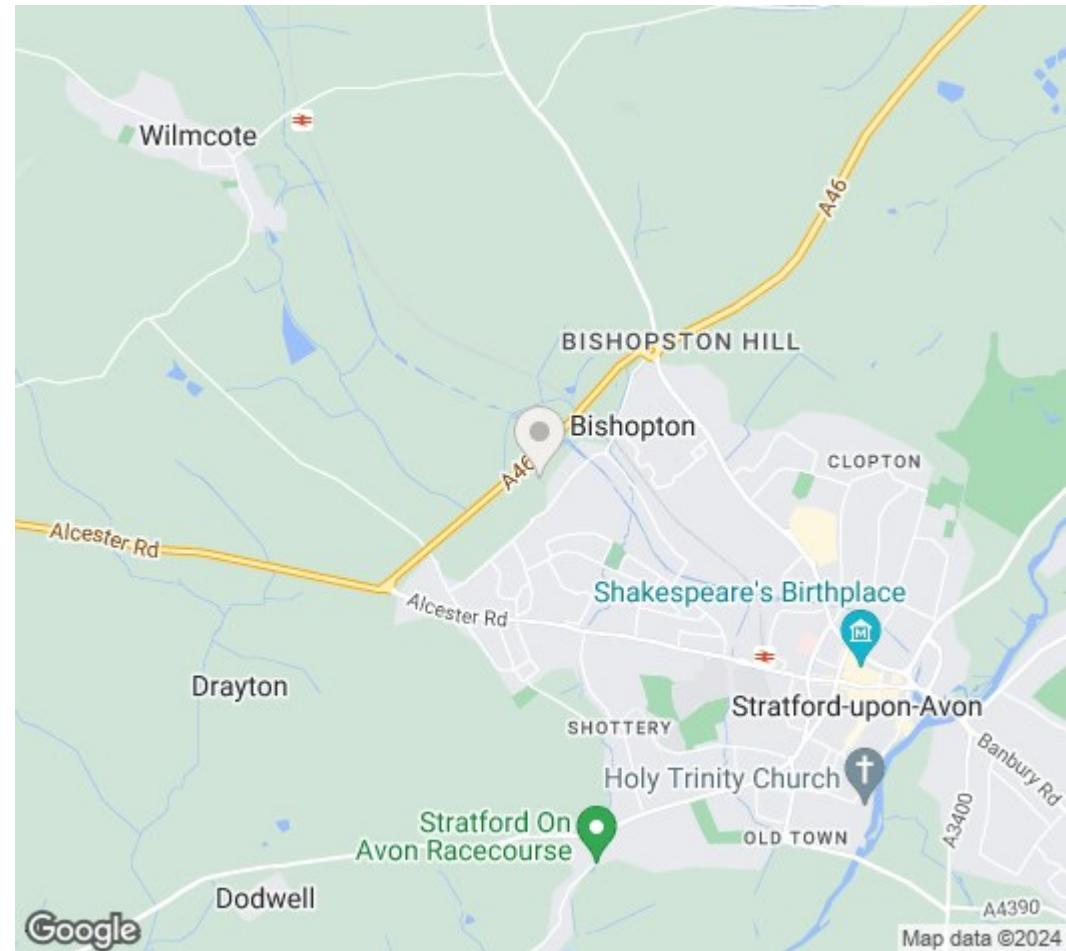
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**TOTAL: 70.6 m<sup>2</sup> (760 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





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