

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.

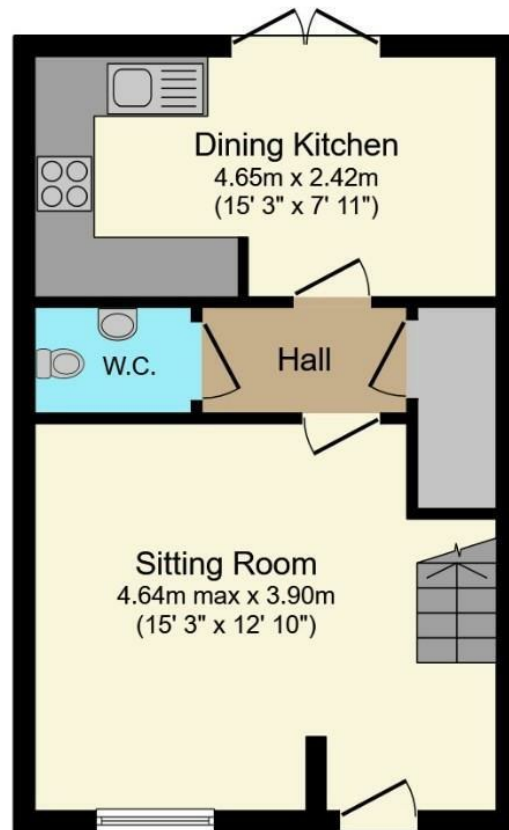
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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.

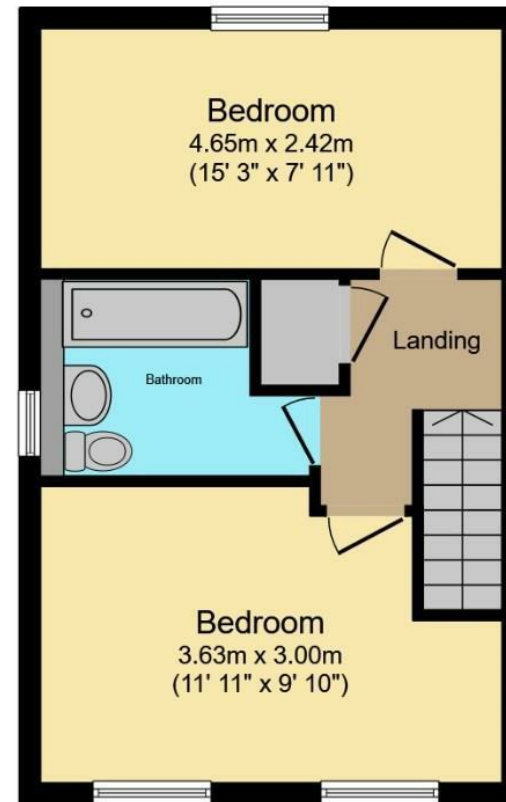


9 Nonsuch Avenue, Stratford-upon-Avon, CV37 9US



Ground Floor

Floor area 35.3 m² (380 sq.ft.)



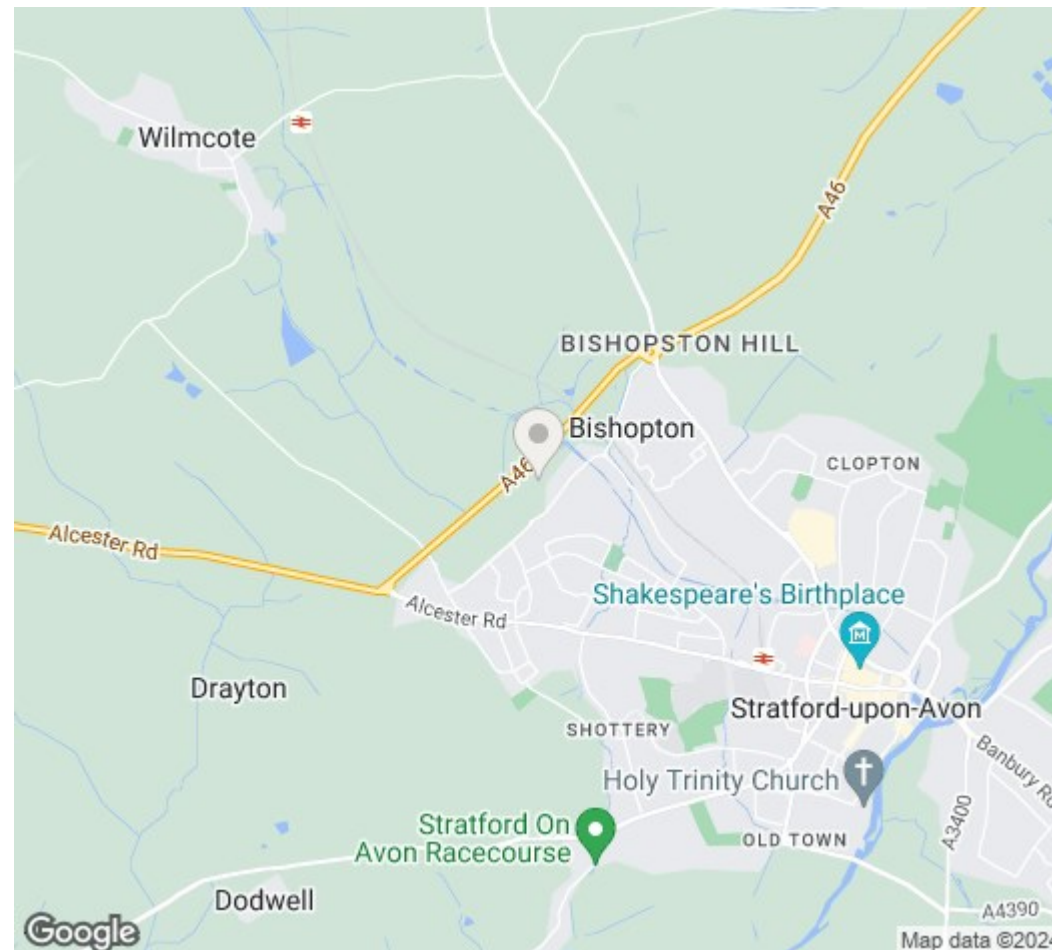
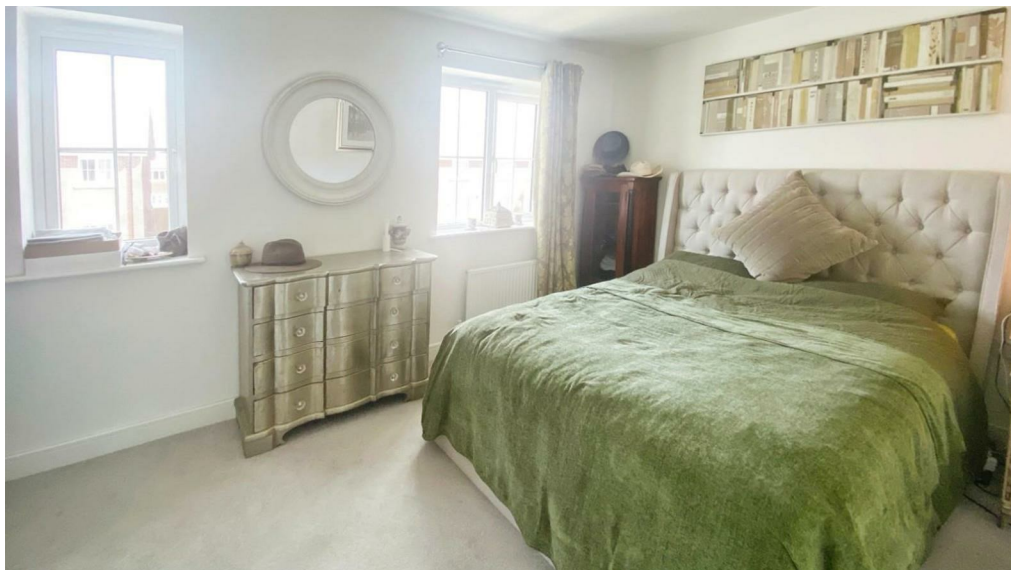
First Floor

Floor area 35.3 m² (380 sq.ft.)

TOTAL: 70.6 m² (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





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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

