

Peter Clarke



6 Chaucer Close, Stratford-upon-Avon, Warwickshire, CV37 7PQ

- NO ONWARD CHAIN
- Ideal starter home or investment purchase
- Allocated parking for one car
- Cul de sac location
- Situated on the popular development of Trinity Mead
- South of the river
- Lawned garden to rear



£245,000

Tucked away at the end of a quiet cul-de-sac, this two bedroom home on the popular Trinity Mead development south of the river, has been successfully let for a number of years. Also presenting as an ideal first time purchase this home offers a sitting room, breakfast kitchen, downstairs WC, two double bedrooms, bathroom, lawned rear garden and allocated parking for one car.

#### ACCOMMODATION

Entrance hall. Cloakroom with wc and wash hand basin. Sitting Room. Breakfast Kitchen with wall, base and drawer units with work surface over and incorporating stainless steel sink and drainer, integrated oven, four ring gas hob and overhead extractor, space for washing machine and fridge freezer, door to garden.

Landing with door to over stairs storage cupboard housing hot water tank. Main Bedroom with built in wardrobes. Bedroom Two. Bathroom with a white suite comprising bath with shower over, wc and wash hand basin.

Outside to the rear is a garden mainly laid to lawn with a shed and gated side access to the front. Allocated parking for one car.

#### 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, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

**AGENTS DECLARATION:** In accordance with the Estate Agents (Provision of Information) Regulations 1991, the Agent wishes to declare and make prospective purchasers aware that the vendor is a Partner of this firm. If any further information is required, please do not hesitate to contact the Agent's office. We also recommend independent advice is sought if required.

**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.

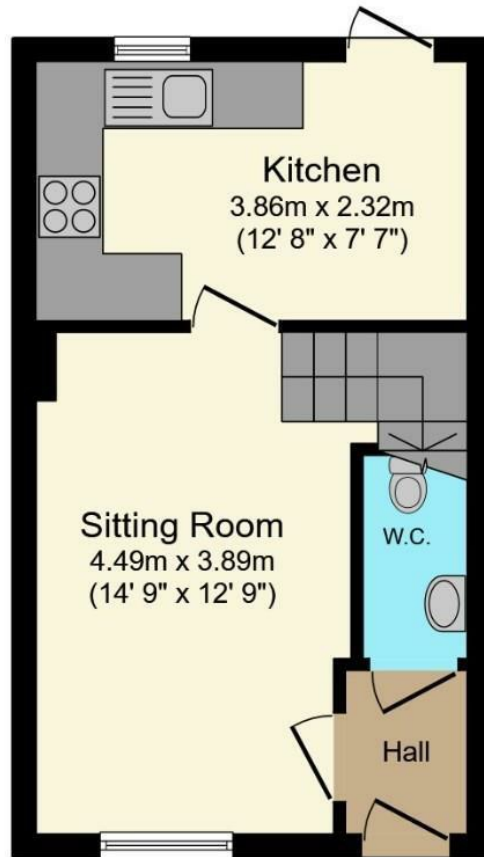
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

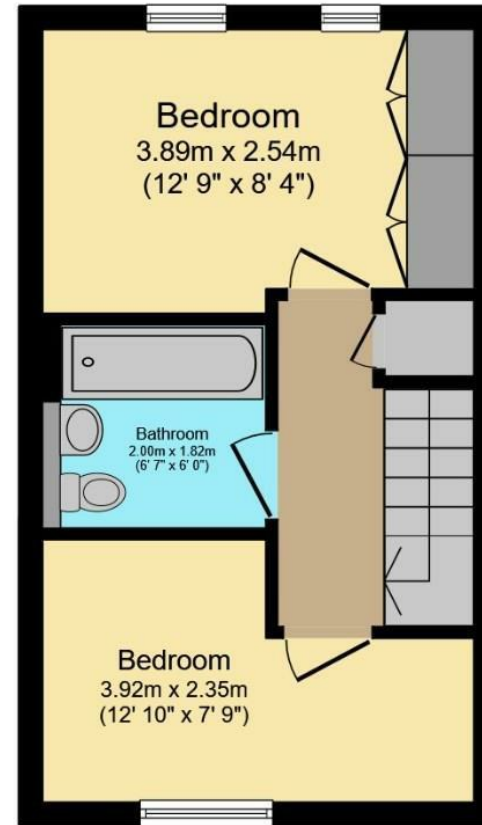
**VIEWING:** By Prior Appointment with the selling agent.



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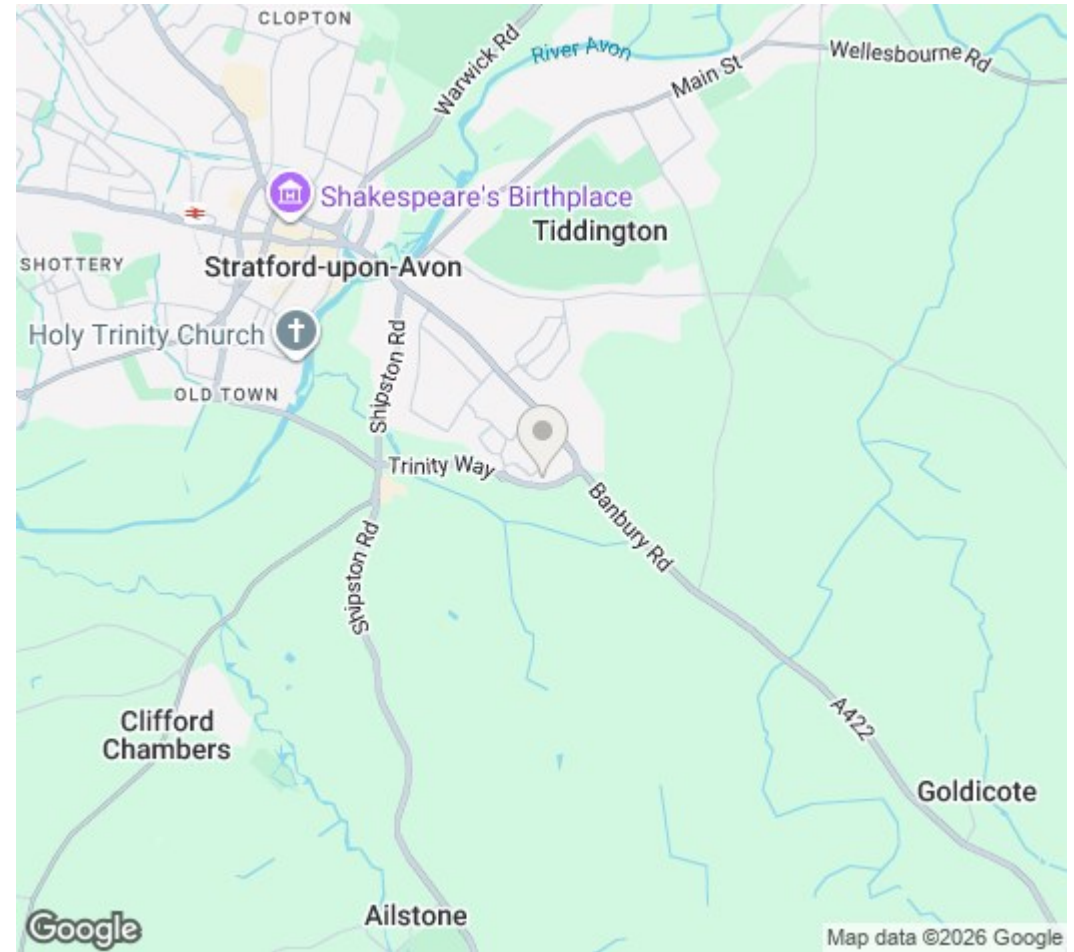
**Ground Floor**  
Floor area 26.86 sq.m. (289 sq.ft.)



**First Floor**  
Floor area 26.86 sq.m. (289 sq.ft.)

**Total floor area: 53.72 sq.m. (578 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)



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

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