

Peter Clarke



Mortons, 12a Hathaway Lane, Stratford-upon-Avon, Warwickshire, CV37 9BJ

- Light and spacious open plan single storey living
- Outstanding kitchen/entertaining space
- Sitting room
- Three bedrooms
- Bathroom and en suite
- Third bedroom/study
- Utility and cloakroom
- Off road parking, low maintenance private courtyard gardens



£475,000

An outstanding, individual two/three bedroom detached, extremely deceptive bungalow. Providing approximately 1,172 sq.ft. of beautifully refurbished accommodation to include stunning kitchen/living/entertaining space with log effect gas stove, sitting room, utility and cloakroom, master bedroom with en suite, bathroom, off road parking, low maintenance private courtyard style gardens. Situated in the sought after area of Shottery yet within walking distance to town centre.

ACCOMMODATION

Entrance porch. Entrance hall leads to sitting room with remote controlled log effect gas stove and bay window to front. Open plan kitchen/dining/family area with the kitchen area being fully fitted with matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, double oven, hob and extractor fan, integrated fridge freezer and dishwasher. To the corner of the dining area is a log effect gas stove, double doors to garden. Utility area with space for washing machine and condenser dryer, wall mounted cupboards, door to front, storage cupboard. Cloakroom with wc and wall mounted wash basin. Door to garden. Bedroom 3/Study. Bedroom with en suite comprising shower cubicle, wc and wash hand basin with useful storage under. Second double bedroom. Family bathroom with white suite comprising panelled bath with electric shower over, wc and wash basin set into useful storage.

Outside is a patio area leading to a lawned garden with further patio area to the rear, enclosed by shrubs, flower beds and fencing. To the front is a driveway allowing parking for two to three cars.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. 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 heating to radiators.

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 E.

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

VIEWING: By Prior Appointment with the selling agent.



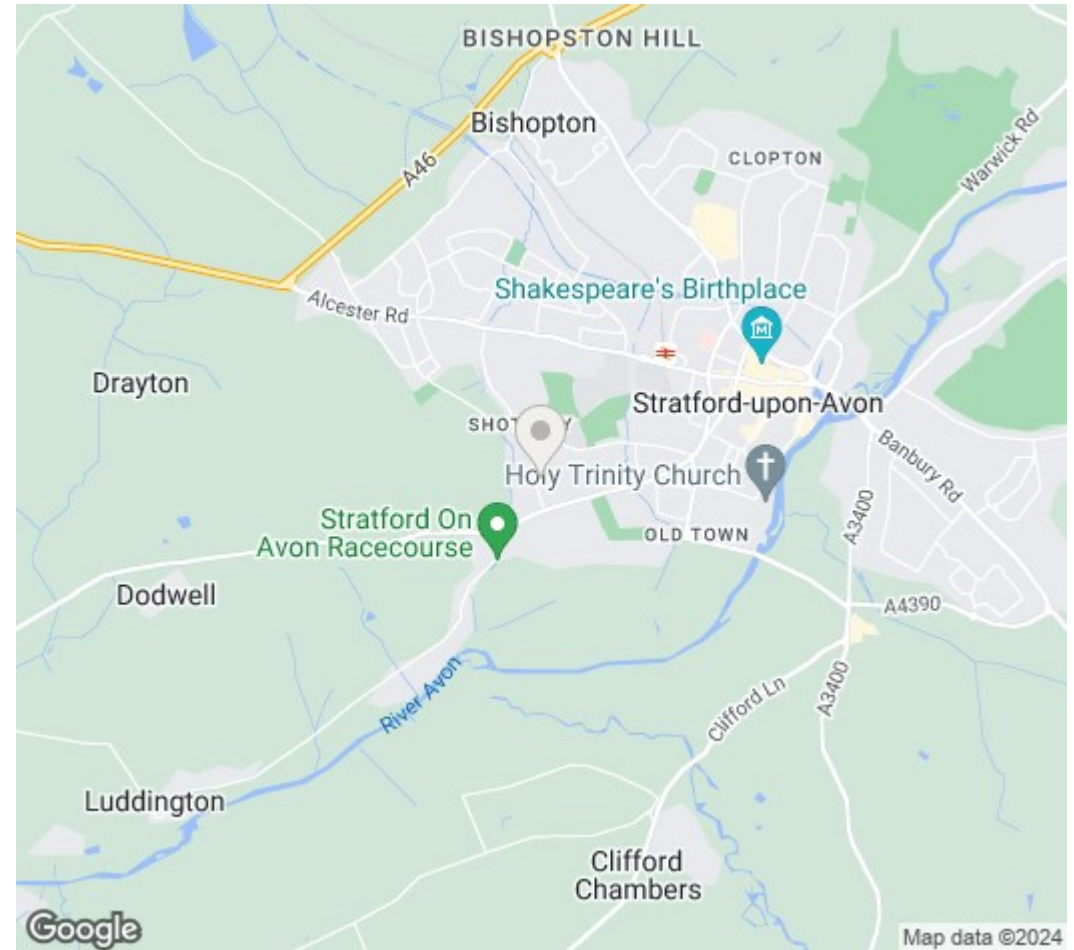


Floor Plan

Total floor area 110.8 sq.m. (1,192 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox





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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