21 Chapel Lane, Aston Cantlow, Henley-In-Arden, B95 6HU

- Sought after location on quiet no-through lane
- Open views of field to rear
- Well presented and redecorated
- Hall, sitting room, dining/garden room, kitchen
- Two double bedrooms, refitted shower room
- Large driveway, front and rear garden, garage
- Very useful loft with potential
- NO CHAIN

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Offers Over £350,000

Situated in an idyllic quiet location on a no through road` in this sought after village, is this two double bedroom semi-detached bungalow with lovely open view to the rear, ample parking, spacious rooms with beautifully presented accommodation and very useful large loft with potential. NO CHAIN.

ACCOMMODATION

A front door leads to entrance hall with loft ladder to useful boarded loft which is plasterboard lined with two roof windows to rear. Sitting room with sliding door to dining/garden room with view to rear. Kitchen with range of cupboards and work surfaces, sink, four ring electric hob, built in double oven, space and plumbing for washing machine, built in fridge freezer. Bedroom One. Bedroom Two. Refitted shower room with wc, wash basin with cupboards below, and shower cubicle, chrome heated towel rail, tiled walls and floor, downlighters.

Outside there is a large block paved driveway leading to garage with up and over door to front, lawned front garden with mature planting and superb magnolia tree. Gated access to side leading to rear garden which is courtyard style, paved, access to oil tank, garden shed, views to rear.

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.

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: E. 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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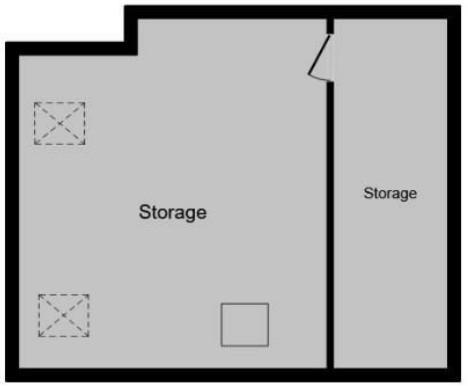
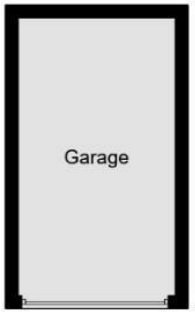
Ground Floor

Floor area 70.7 m² (761 sq.ft.)



First Floor

Floor area 39.2 m² (422 sq.ft.)



Garage

Floor area 11.7 m² (126 sq.ft.)

TOTAL: 121.7 m² (1,310 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

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

Peter Clarke