

Peter Clarke



29 Huxley Court, Stratford-upon-Avon, Warwickshire, CV37 0BG

- NO ONWARD CHAIN
- Accommodation over three floors
- Walking distance to the town centre
- Main bedroom with dressing area and en suite
- Two allocated parking spaces
- Lawned rear garden



Offers In The Region Of £305,000

Located within walking distance of the town centre, this modern, three storey town house is well presented throughout and has the added benefit of NO ONWARD CHAIN. With accommodation across three floors this home offers a breakfast kitchen, sitting room and ground floor WC, two bedrooms and a bathroom to the first floor, and a master suite with dressing area and en-suite to the top floor. Also on offer is a lawned garden to the rear and allocated parking for TWO cars.

#### ACCOMMODATION

Entrance hall. Cloakroom with wc and wash hand basin. Breakfast/kitchen with matching wall, base and drawer units with work surface over and incorporating stainless steel sink and drainer unit, integrated oven with four ring gas hob and overhead extractor fan, integrated fridge freezer, breakfast bar, space for washing machine. Sitting room with double doors to garden.

First floor landing. Two bedrooms (one double and one large single) and a bathroom comprising a white suite with bath, wc and pedestal wash hand basin.

Top floor main bedroom having dressing area with built in wardrobe and en suite comprising shower cubicle, wc and pedestal wash hand basin.

Outside to the rear is a garden mainly laid to lawn enclosed by fencing and to the front is allocated parking for two cars.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold.. Please be aware that there is an annual maintenance charge payable of approx. £363.30 which is split in two and payable every six months. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

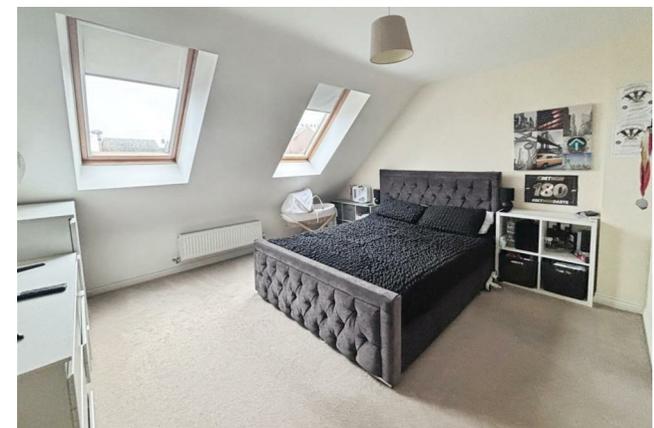
**AGENTS NOTE:** The floor plan is a stock plan for the development and not done specifically for this property.

**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.

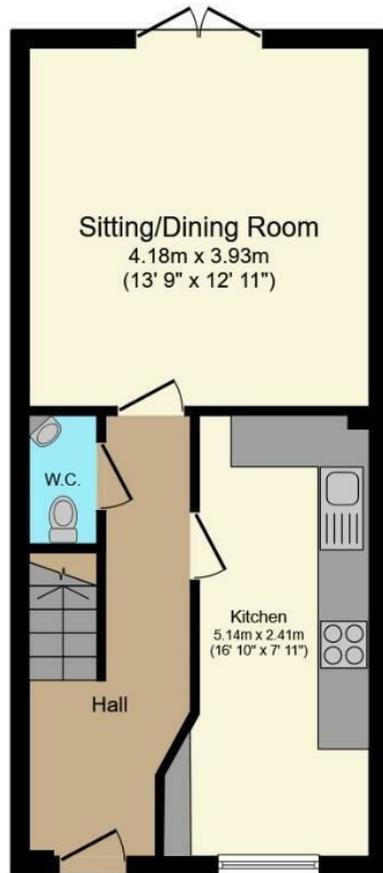
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

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

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

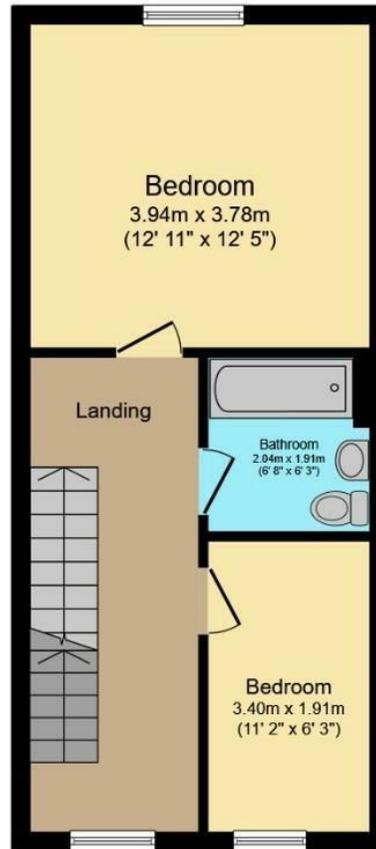


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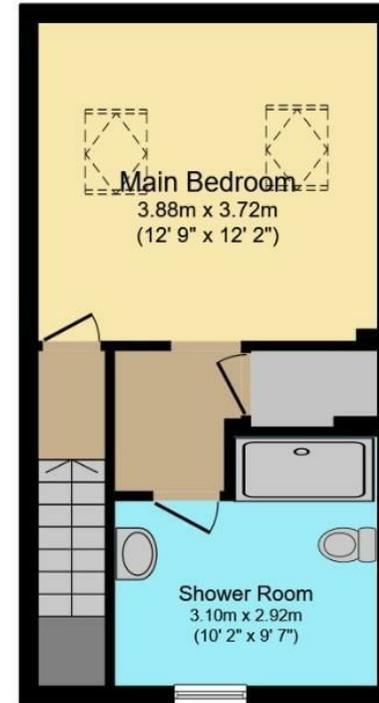
**Ground Floor**

Floor area 37.2 sq.m. (401 sq.ft.)



**First Floor**

Floor area 37.2 sq.m. (401 sq.ft.)

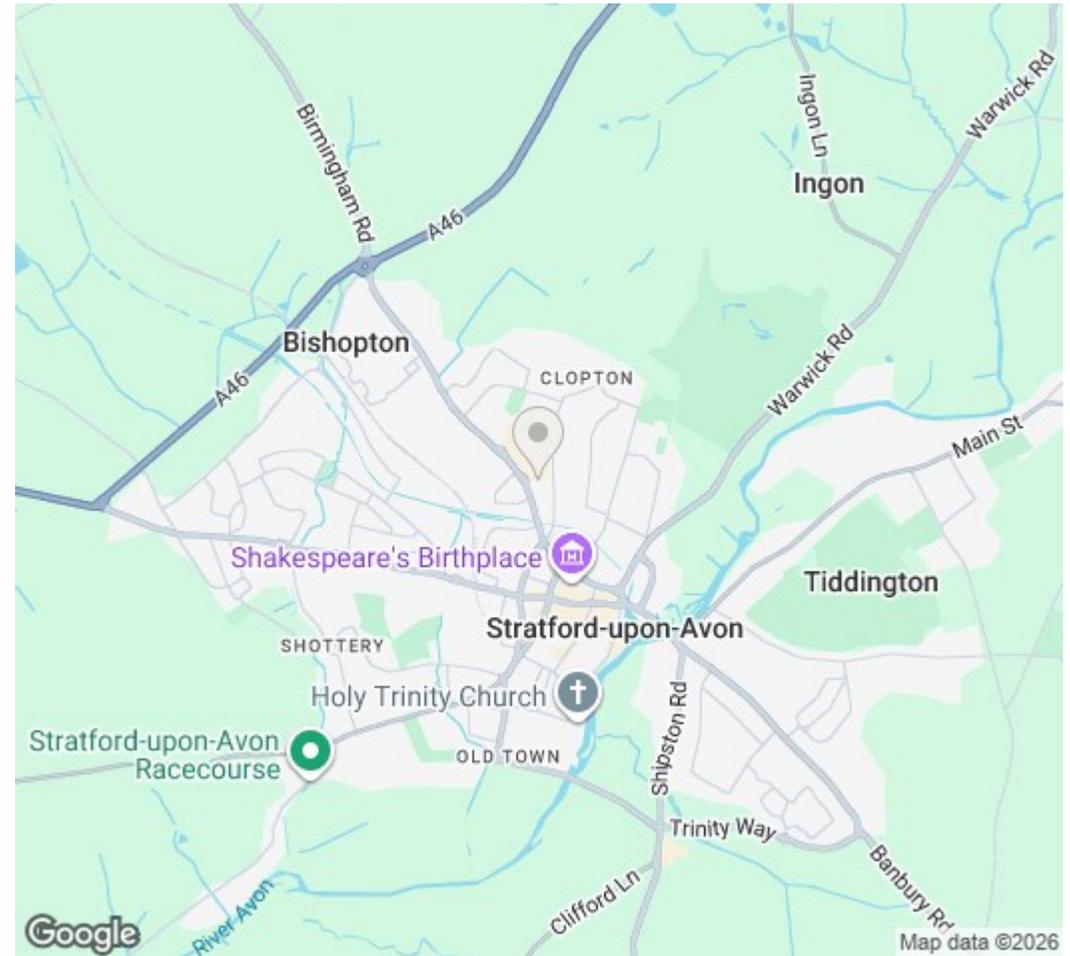


**Second Floor**

Floor area 30.8 sq.m. (332 sq.ft.)

**Total floor area: 105.2 sq.m. (1,134 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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