

Peter Clarke



28 Chesford Grove, Stratford-upon-Avon, CV37 9LS



- Spacious first floor maisonette
- NO CHAIN
- Adjacent to green with mature trees
- Quiet cul de sac position
- Hall, sitting/dining room
- Kitchen
- Two bedrooms and refurbished bathroom
- Garage en bloc
- Recently redecorated
- Extended lease



Guide Price £149,950

Situated adjacent to a green to the front, with mature trees, is this redecorated two bedroom first floor maisonette located in a quiet cul de sac position. Hall, sitting/dining room, kitchen, two bedrooms, refurbished bathroom, garage en bloc. Extended lease. NO CHAIN.

#### ACCOMMODATION

A front door is next to a private bin store. Vestibule with stairs to first floor landing with access to roof space, airing cupboard. Sitting/dining room with wood effect floor. Kitchen with range of cupboards, work surface with sink, space and plumbing for washing machine, built in fridge freezer, electric cooker point. Bedroom 1 with wood effect floor, built in wardrobe. Bedroom 2 with wood effect floor. Bathroom with wc, wash basin with cupboard below and bath with electric shower over, and shower screen.

Outside there is residents parking. Garage en bloc.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be leasehold for a term of 163 years from 1974. We have been advised by the vendor there is a current Ground rent of £150 per year and current service charge of £7 per year. Plus building insurance. 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. Electric 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.

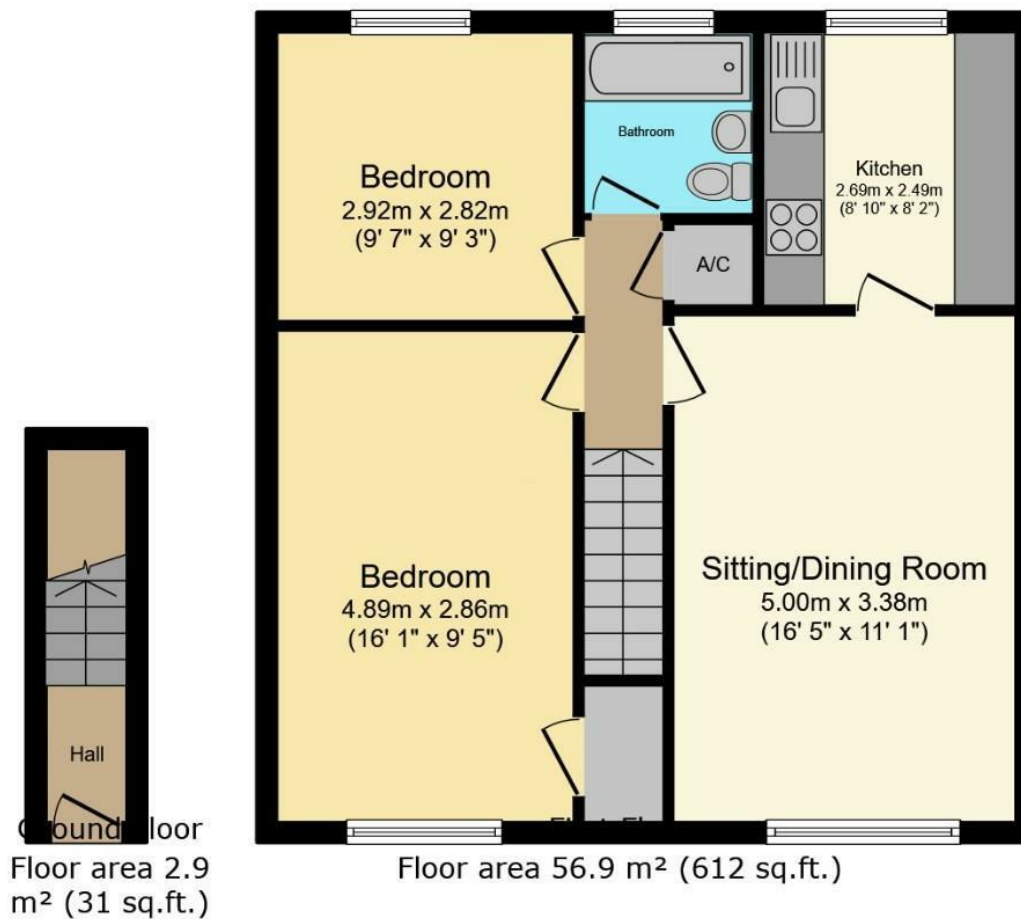
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band B.

**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.

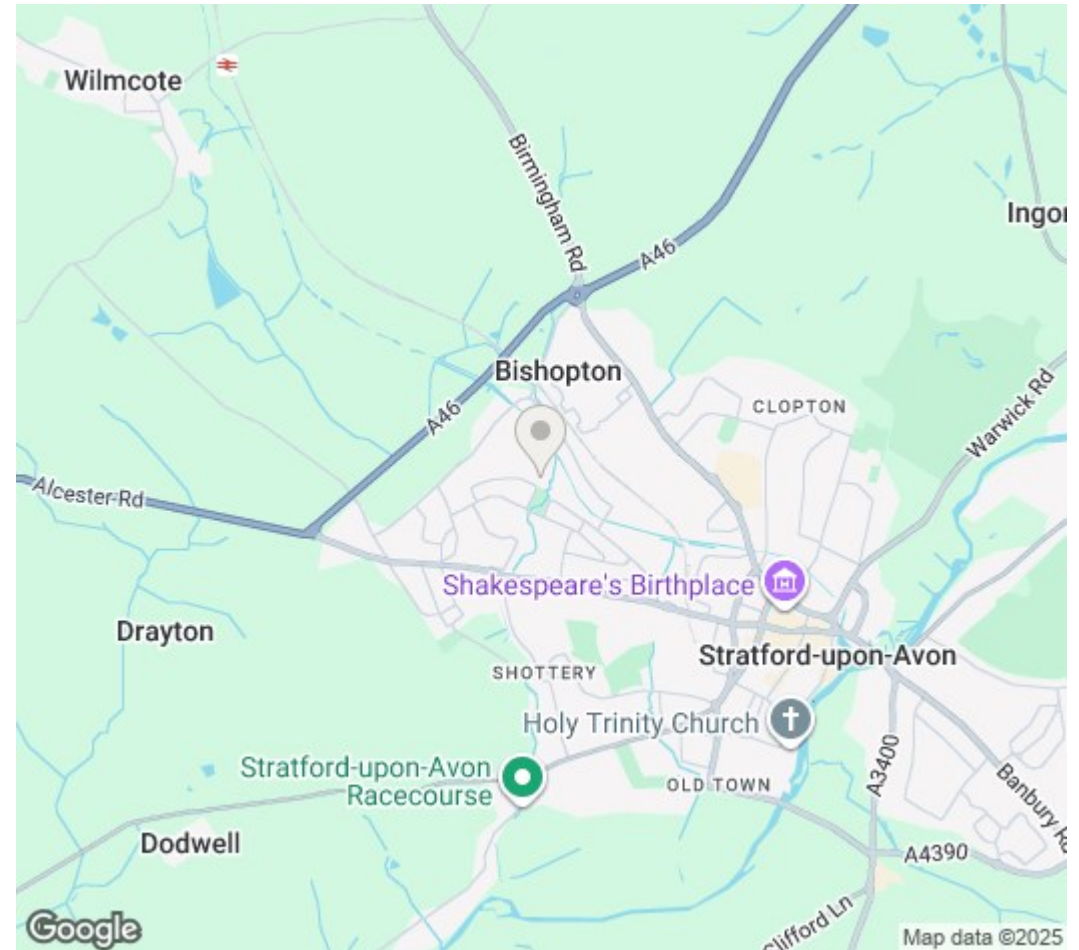


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TOTAL: 59.8 m² (643 sq.ft.)

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)



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serving South Warwickshire & North Cotswolds

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