

Peter Clarke



22 Poplar Drive, Meon Vale, Stratford-Upon-Avon, Warwickshire, CV37 8FQ

- NO CHAIN
- Four years old with remaining NHBC
- Family bathroom and en suite
- Driveway to the front of the property
- Sitting room with rear doors to garden



Offers Over £270,000

Being offered with NO CHAIN, a well presented three bedroom semi-detached property built by St Modwen Homes. Accommodation comprises kitchen, sitting/dining room, cloakroom, three bedrooms, master having en suite, and family bathroom, Driveway parking for two cars at the front and a well maintained rear garden.

ACCOMMODATION

Entrance hall with stairs to first floor and access to understairs storage cupboard with light. Cloakroom with obscure window to side, wc, wash hand basin and tiled splashback. Kitchen with window to front and a range of wall and base units with work top over, inset stainless steel one and a half bowl sink and drainer, cupboard housing gas combi boiler, integrated dishwasher, fridge freezer and washing machine, oven with four burner hob and stainless steel splashback. Sitting/dining area with patio doors leading to rear garden.

First floor landing with access to loft space. Bedroom 1, a double room with built in wardrobe, window to front. En suite with shower cubicle, wc, wash hand basin, partially tiled, obscure window to front. Bedroom 2, a small double with window to rear overlooking garden. Bedroom 3 with window overlooking rear garden. Family bathroom with obscure window to side, bath with shower over, wc, wash hand basin and towel rail.

Outside to the rear is a lawned garden with patio area, enclosed by fencing. Side gated access.

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. There is an annual maintenance charge of £145.28.

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.

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.

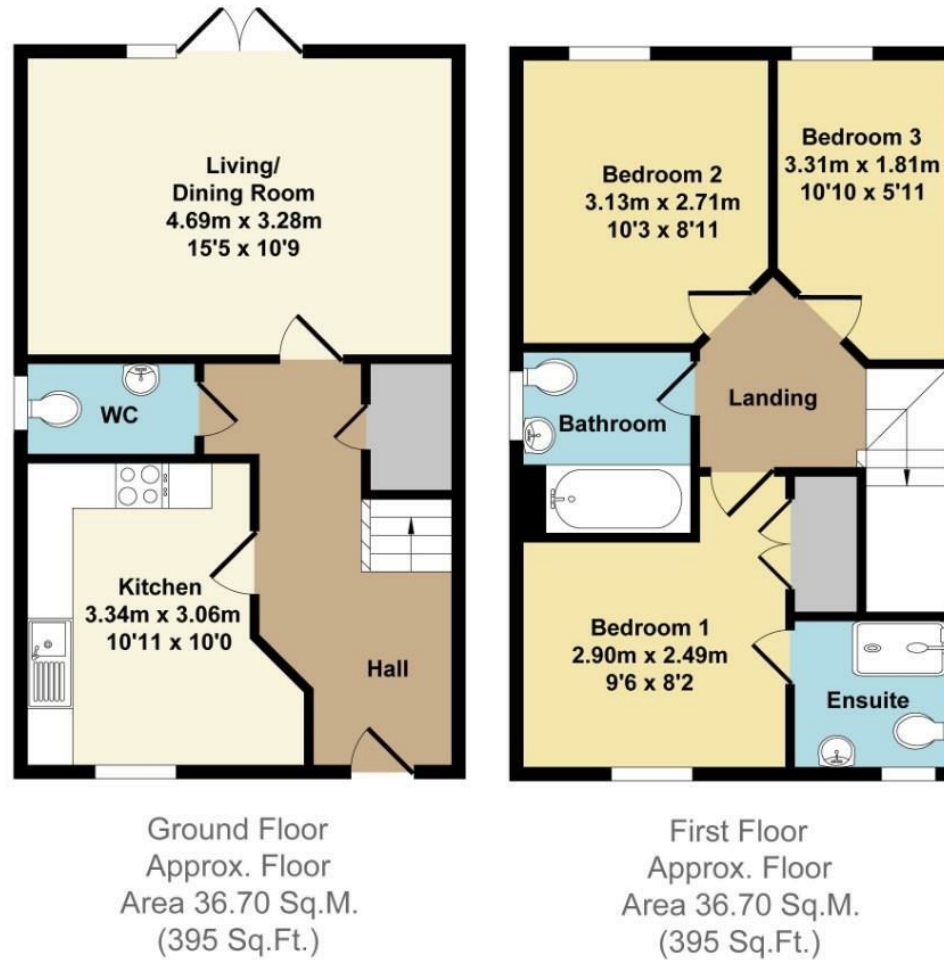
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

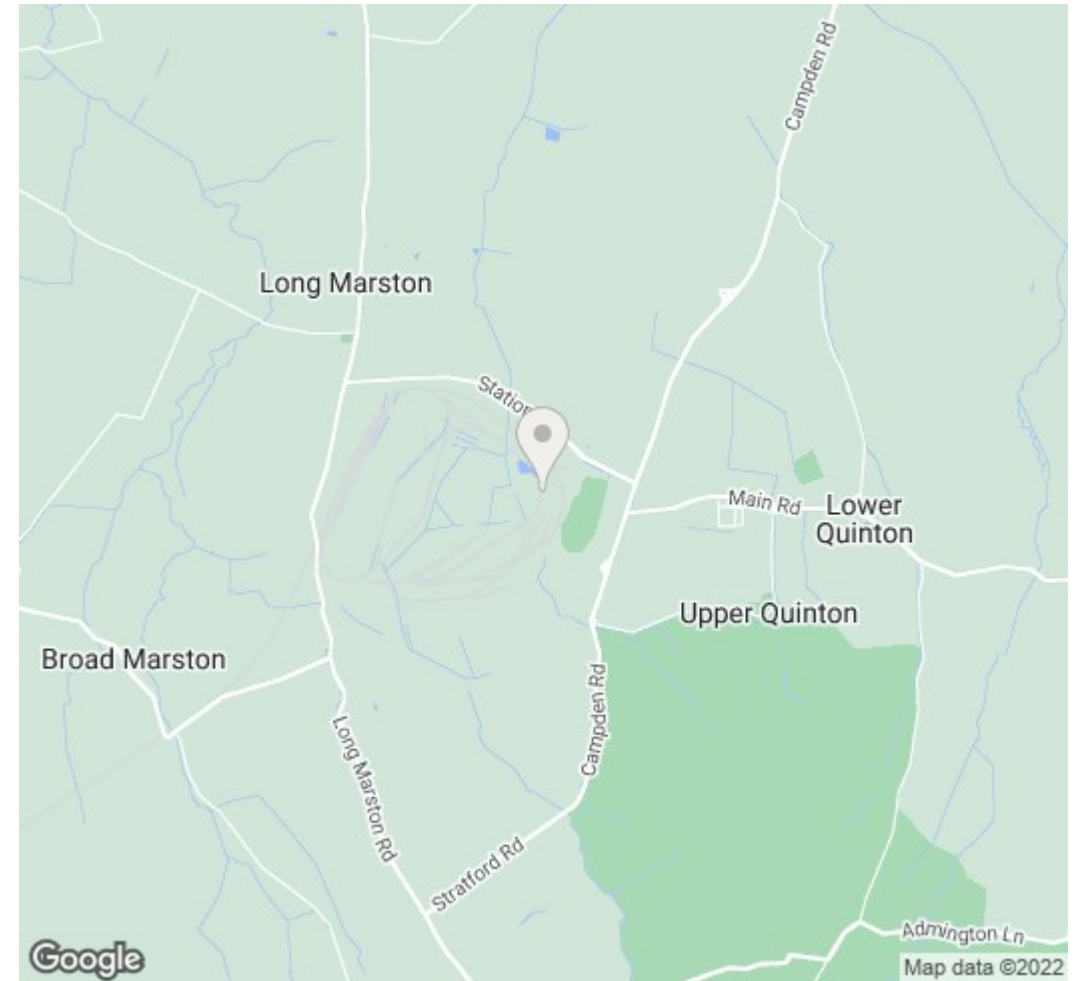
VIEWING: By Prior Appointment with the selling agent.



Poplar Drive, Meon Vale
Total Approx. Floor Area 73.40 Sq.M. (790 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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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