

Peter Clarke



18 Cherry Orchard, Stratford-upon-Avon, Warwickshire, CV37 9AP

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Total Approx. Floor Area 97.90 Sq.M. (1054 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.



- NO CHAIN
- Upgraded kitchen and bathrooms
- South facing enclosed garden
- Wide sitting room
- Cul de sac location
- Loft space with potential



£399,950

NO CHAIN. A very well presented and extended three bedroom semi-detached bungalow located in a quiet cul de sac to the west of Stratford town centre. Further benefits include an open plan kitchen/dining room, wide sitting room, a south facing garden and off road parking.

ACCOMMODATION

ENTRANCE PORCH

opens into

ENTRANCE HALL

with loft hatch. Cloaks cupboard with shelving.

SITTING ROOM

a wide room with door to garden, plenty of space for seating.

KITCHEN/DINING ROOM

with door to rear, range of matching wall and base units with work top over, incorporating stainless steel sink and drainer, and ceramic four ring electric hob with retractable extractor fan hood over, integrated fridge freezer, space for washing machine, Worcester Bosch combination boiler housed in cupboard, space for dining table, polished oak flooring throughout.

CLOAKROOM

with wash hand basin, wc, chrome heated towel rail.

MAIN BEDROOM

a double room.

BEDROOM TWO

a double room.

BEDROOM THREE

a double room.

BATHROOM

upgraded in recent years with bath and shower over, double wash hand basins in vanity unit with low level drawers, wc, chrome heated towel rail, tiled walls and flooring.

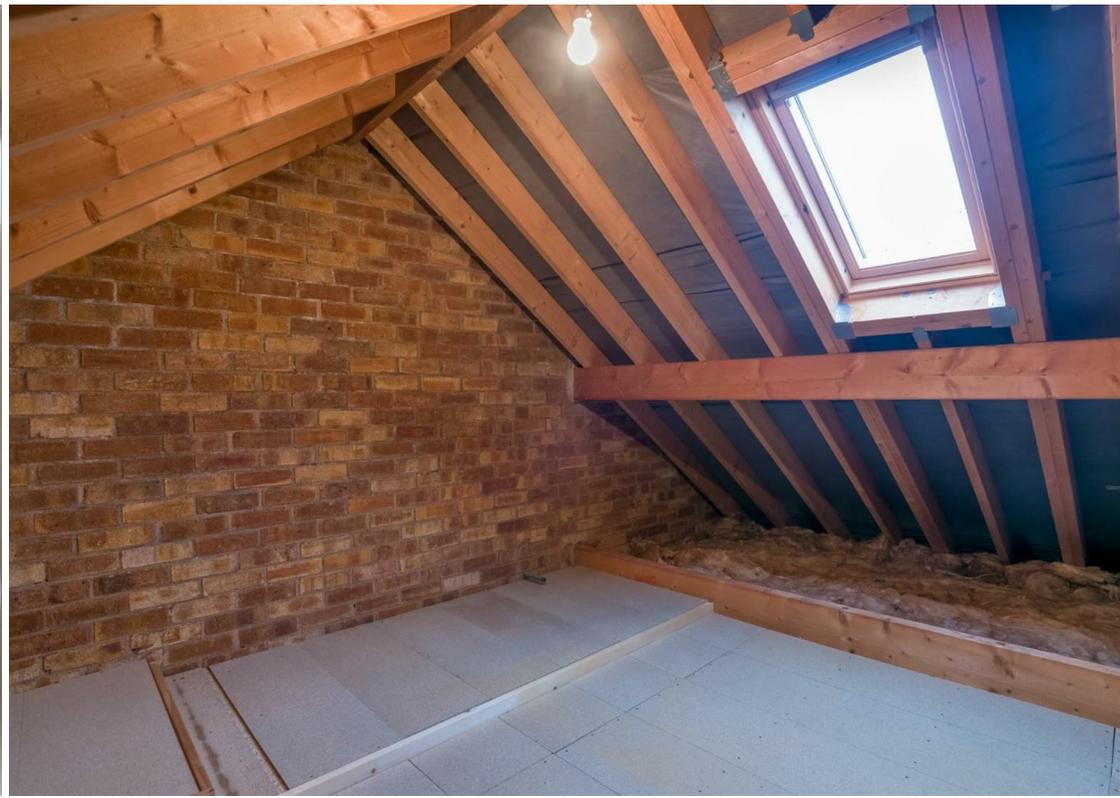
OUTSIDE

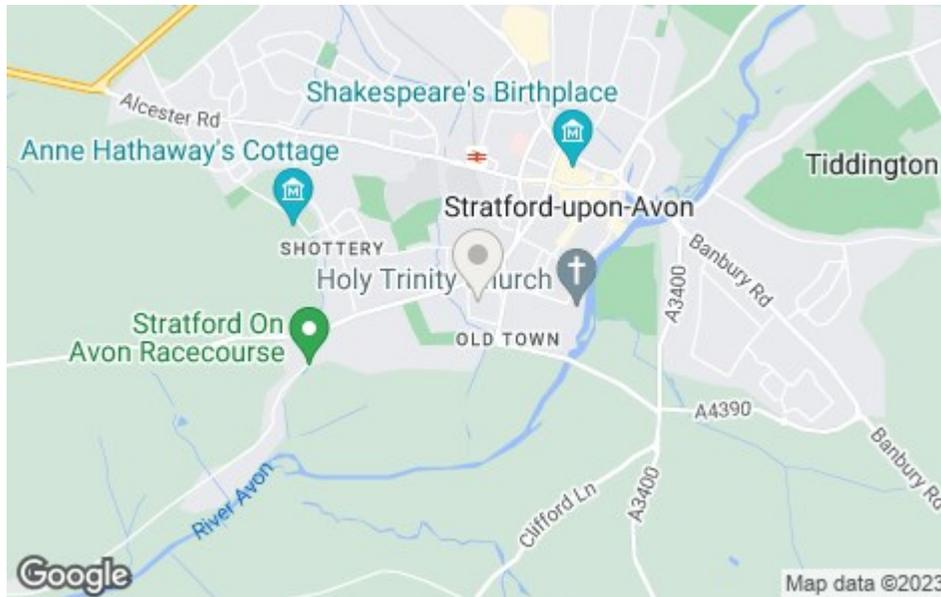
To the front is a brick paved driveway with planted beds, mature shrubs and small trees. A gate to the side leads to the rear with paved pathways and patios, largely laid to lawn, mature shrubs and trees. Panelled fence boundaries on all sides, outside power, light and cold water tap.

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 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 D.

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.



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.



Peter Clarke



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