



Peter Clarke

65 Amis Way, Stratford-upon-Avon, Warwickshire, CV37 7JD

- Tucked away position on the popular Trinity Mead development
- Beautiful two bedroom house
- Rear garden with Mediterranean theme
- Sitting/dining room
- Garage and parking for two cars
- Viewing highly recommended



£290,000

Viewing is highly recommended to appreciate the specification and presentation of this beautiful two bedroom house which is tucked away in a cul-de-sac setting. Located in a popular south of the river residential area providing convenient access to a range of location amenities, schools and leisure pursuits, the property benefits from parking, garage, and a mature Mediterranean style garden. NO CHAIN.

ACCOMMODATION

Entrance hall with fitted unit perfect for shoe storage. Door through to cloakroom with obscure window to front, wc, vanity unit and heated towel rail. Kitchen fitted with a range of wall and base units with soft close on the cupboards, freestanding fridge freezer and washing machine, integrated oven and hob, window to front, cupboard housing combi boiler, one and a half stainless steel sink and drainer. Sitting room with window and door to rear, LED downlighters and understairs storage. Bedroom 1, a double room with window to rear, double door wardrobe space, LED downlighters. Bedroom 2, a small double bedroom with two windows to front. Bathroom with wc, wash hand basin and bath with shower over, partially tiled, heated towel rail and open storage.

Outside to the rear is a stunning private garden with a Mediterranean theme running throughout, pergola and additional patio area bordered with pebbles, trees and plants. There is a gate at the bottom of the garden which leads to a private alley leading round to garage. Garage with up and over door, power and light, tumble dryer, having pitched roof and being partially boarded. There is also access at the side of the garage for additional storage. Parking to front of garage for two cars.

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 electric, 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.

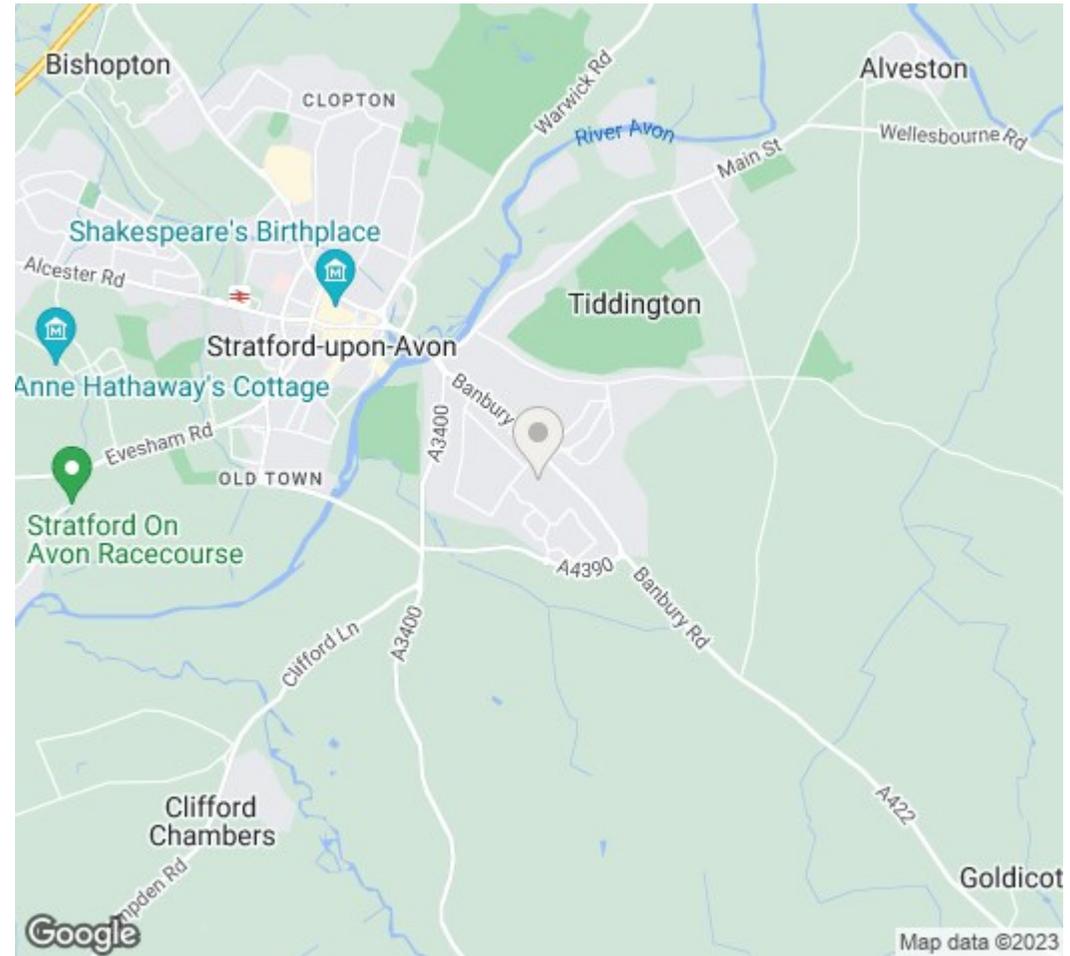
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: 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.

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