

4 Coppice Close, Stratford-upon-Avon, CV37 6TN

- NO ONWARD CHAIN
- In need of modernisation and improvement
- Potential for extension (STPP)
- Large corner plot
- Gardens to front and rear
- Quiet location close to The Welcombe Hills

2 1 1

£370,000

Located on a large corner plot, close to the Welcombe Hills, is this two bedroom detached bungalow offering scope for modernisation, improvement and extension (STPP). A peaceful location just off St Mary's Road and offered with NO ONWARD CHAIN.

ACCOMMODATION

Entrance porch. Entrance hall. Breakfast kitchen having wall, base and drawer units with worksurface over and incorporating stainless steel sink and drainer unit, cooker, washing machine and fridge freezer, door to side. Sitting room with floor to ceiling window overlooking the front garden. Inner hall with door to storage cupboard, loft access. Main bedroom with built in wardrobes. Second bedroom with built in wardrobes. Guest wc with wash hand basin. Shower room comprising shower cubicle , wc and pedestal wash hand basin.

Outside to the rear is a garden mainly laid to lawn, well stocked with a variety of shrubs and trees. Two sheds and gated side access to the front. Pedestrian access to the garage. To the front is a driveway and access to the garage having up and over door, power and light.

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 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.

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.

Listed: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast available (Checked on Ofcom Sept26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Sept26)

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

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

VIEWING: By Prior Appointment with the selling agent.



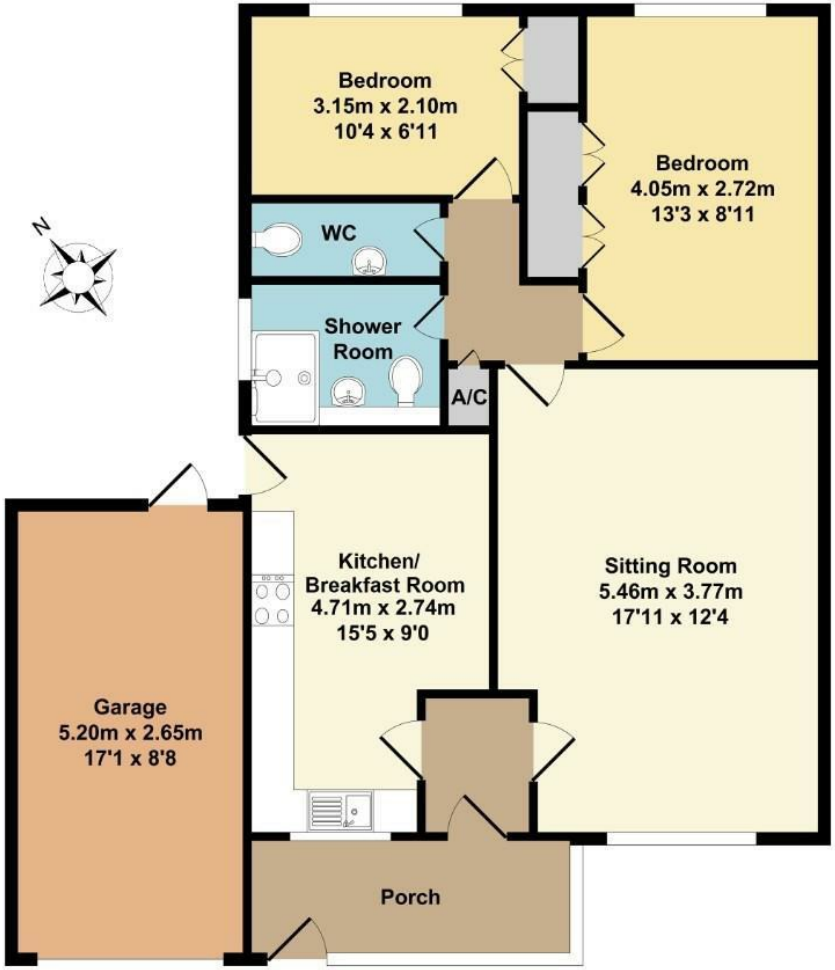




Coppice Close

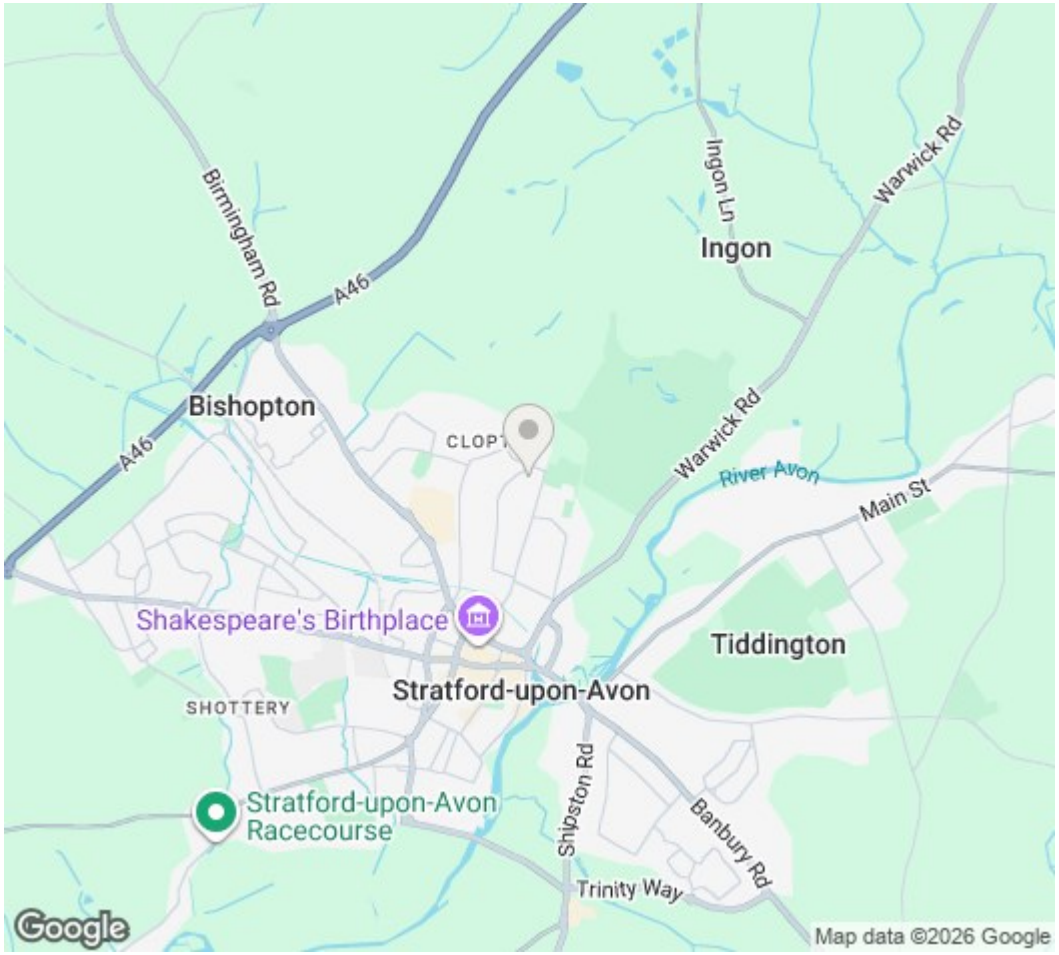
Total Approx. Floor Area 83.72 Sq.M. (901 Sq.Ft.)

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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.









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