

Peter Clarke



3 Cocksfoot Close, Stratford-upon-Avon, CV37 0TD

- Quiet cul de sac location
- Mid terraced property
- Sitting room
- Kitchen/breakfast room
- Two bedrooms and bathroom
- Off road parking and garage
- Rear garden
- NO CHAIN



£229,950

Situated in a quiet cul de sac, a two bedroom mid-terraced freehold property with off road parking and garage. Sitting room, kitchen/breakfast room, two bedrooms, bathroom, rear garden. NO CHAIN

ACCOMMODATION

Front door to vestibule. Sitting room with wood effect floor, under stairs storage. Kitchen/breakfast room with range of cupboards and work surface incorporating one and a half bowl sink, four ring gas hob with oven and grill below and filter hood over, space for dishwasher, space for fridge freezer, French doors to rear.

Stairs to first floor landing. Bedroom One with built in storage cupboard. Bedroom Two with access to roof space. Bathroom with wc, wash basin and bath with shower screen and shower over, ladder towel rail.

Outside there is tarmacaded and gravelled off road parking to the front. Garage with up and over door to front, power and light, access to boiler, space and plumbing for washing machine, pedestrian door to rear. Rear garden with patio, lawn and enclosed by wood fencing.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. 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 heating to radiators.

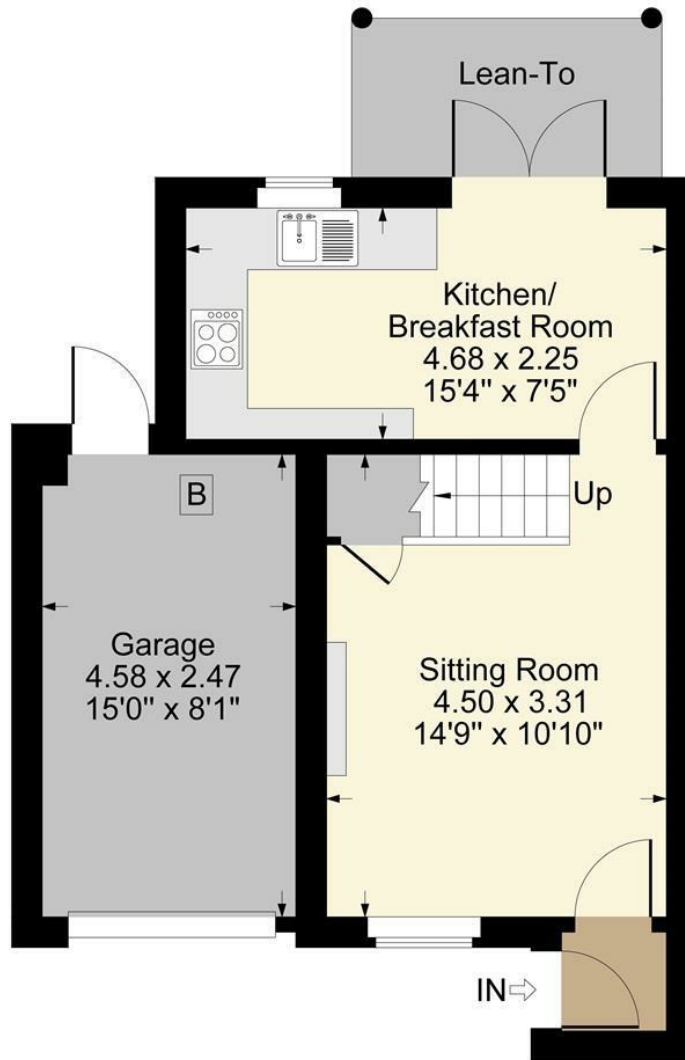
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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

VIEWING: By Prior Appointment with the selling agent.



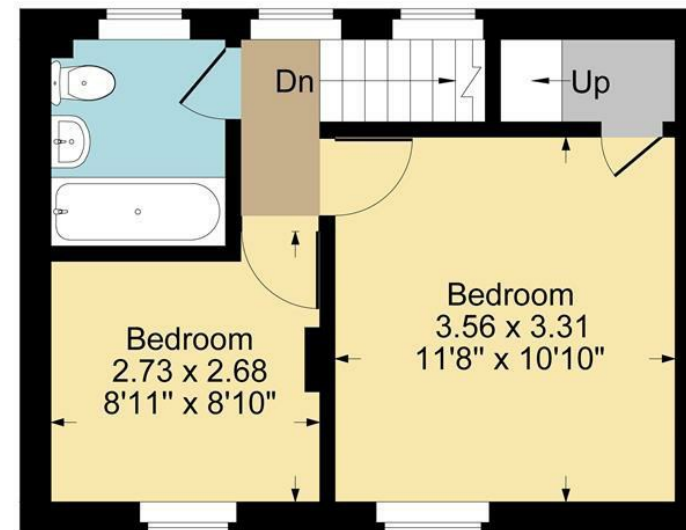


Garage Ground Floor

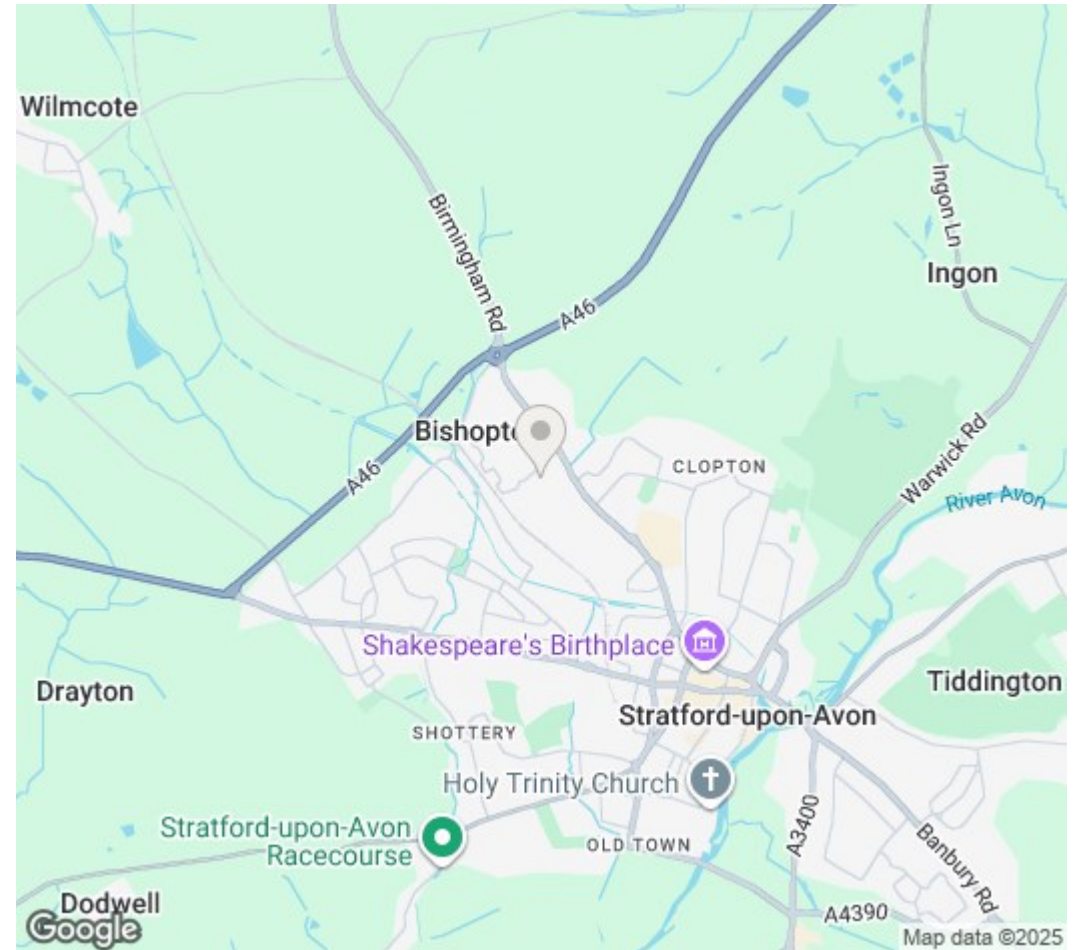


Approximate Gross Internal Area
 Ground Floor = 27.05 sq m / 291 sq ft
 First Floor = 27.36 sq m / 295 sq ft
 Garage = 11.11 sq m / 120 sq ft
 Total Area = 65.52 sq m / 706 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.



First Floor



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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