



Peter Clarke

34 Macbeth Road, Meon Vale, Stratford-upon-Avon, CV37 8YN



- Two double bedrooms
- End terrace
- Private rear garden
- Spacious outlook to the front, differing to other homes on the development
- Tandem parking for two cars
- New kitchen doors in 2025
- NHBC remaining



£265,000

Just eight years old and exceptionally well looked after by the current owner, is this two DOUBLE bedroom home located on the popular Meon Vale development. With a secluded rear garden and a spacious outlook to the front, this home really isn't your average terraced home. Tandem parking for two cars and a complete onward chain

#### ACCOMMODATION

Entrance hall. Cloakroom with wc and wash basin with storage under, wall mounted heated towel rail. Partially refitted kitchen with matching wall, base and drawer units with work surface over and incorporating sink and drainer, integrated oven with built in air fryer, four ring induction hob and overhead extractor, integrated fridge freezer and washing machine. Sitting/dining room with double doors to garden and door to understairs storage cupboard.

Landing with loft access. Bedroom with built in wardrobe with automatic lighting. Bedroom Two with built in overstairs storage and currently housing a condenser dryer (not included). Shower Room with fully tiled walk in shower with rainfall shower head and additional hand held attachment, wc and wash hand basin with storage under, wall mounted heated towel rail.

Outside to the rear is a private garden comprising a paved patio with lawn in the middle and pebble border. There is an additional patio area to the side which currently houses a shed and further outdoor storage (not included). Gated side access. To the front is a tarmacadamed driveway with tandem parking for two cars and a lawned front garden.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. There is a service charge of £15.65 per calendar month. 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.

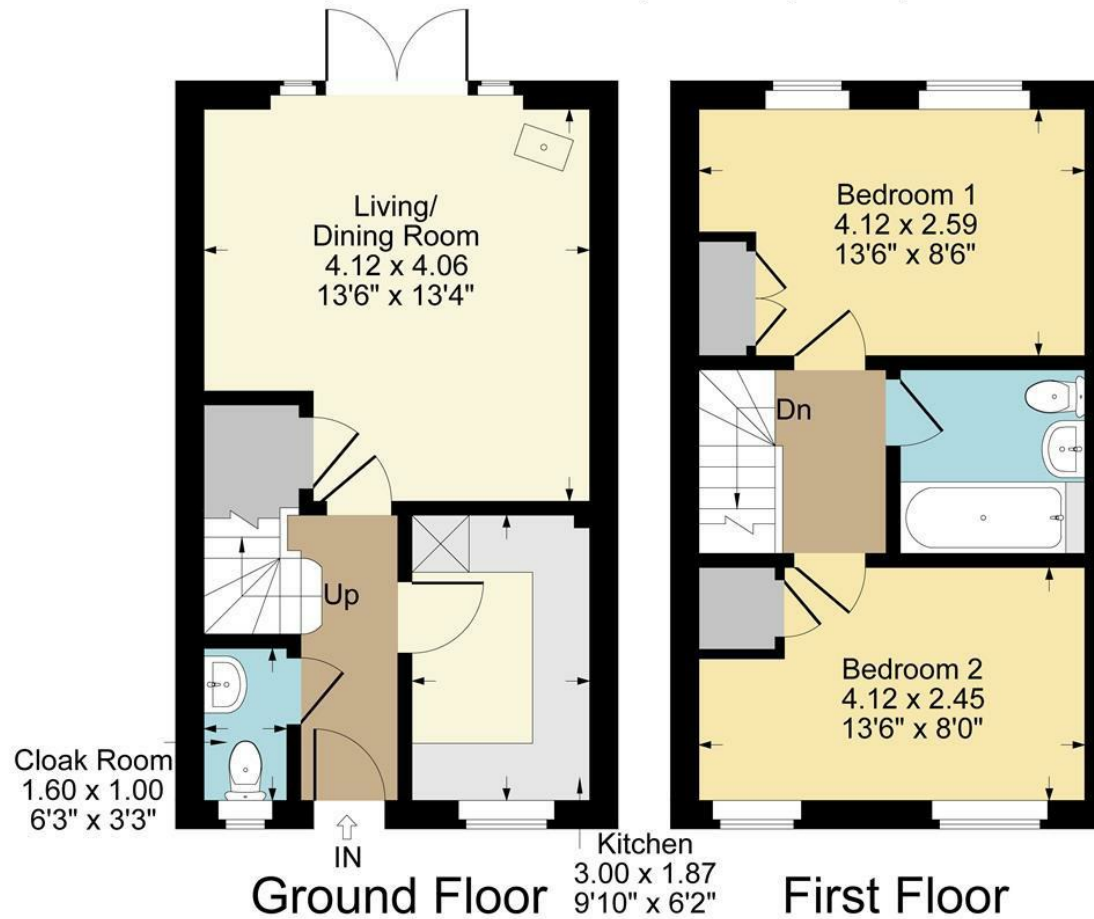
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**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.



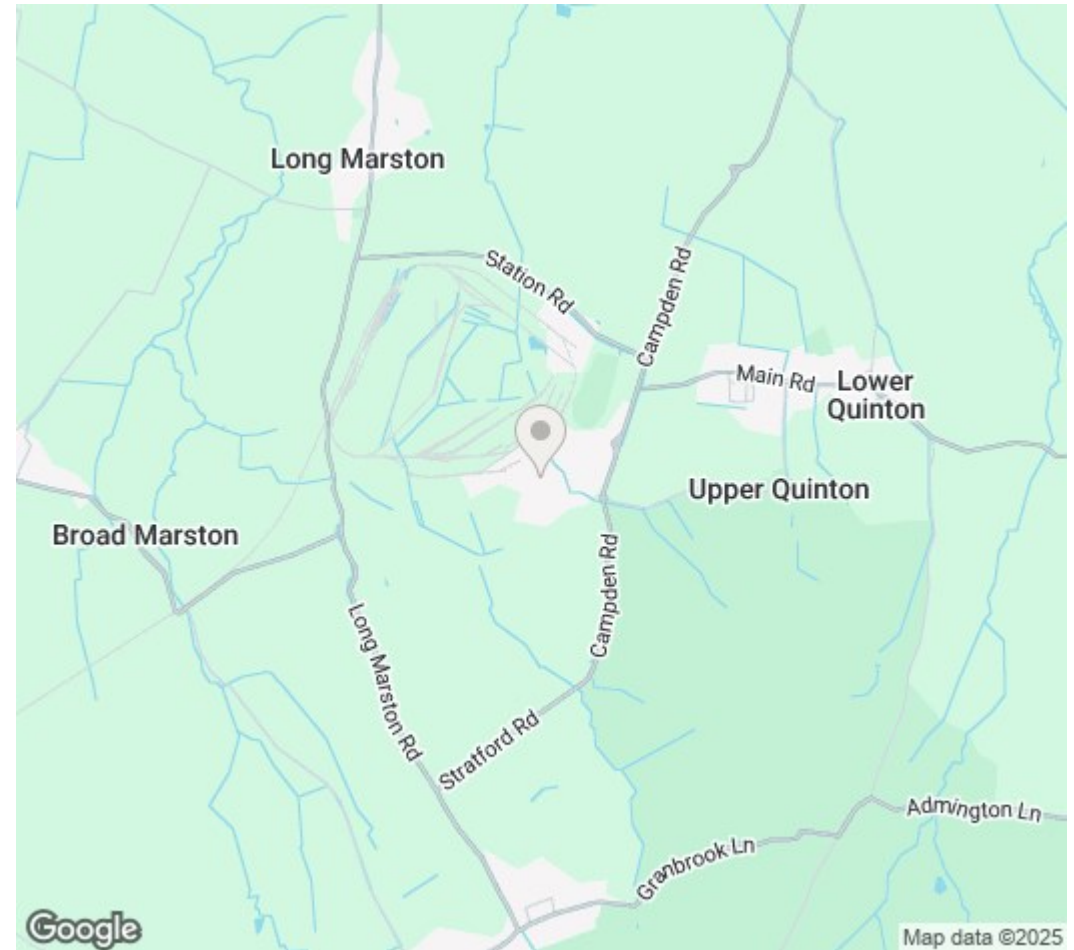
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Approximate Gross Internal Area  
Ground Floor = 29.51 sq m / 318 sq ft  
First Floor = 29.51 sq m / 318 sq ft  
Total Area = 59.02 sq m / 636 sq ft

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





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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