

Peter Clarke



27 Cherry Orchard, Stratford-upon-Avon, CV37 9AP



- In need of modernisation and improvement
- Through reception room
- Gardens to front and rear
- Garage and off road parking
- Close proximity to the town centre
- Ideal opportunity to make it your own
- Potential for extension (STPP)



Auction Guide £180,000

**\*\*FOR SALE VIA ONLINE AUCTION\*\*** In need of modernisation and improvement is this three bedroom semi detached home located within close proximity to the town centre and offering scope for extension subject to the necessary planning permissions. The property offers a through reception room and kitchen along with two double bedrooms and a single bedroom. It presents an opportunity for someone to create their own perfect home.

#### ACCOMMODATION

Entrance hall, door to storage cupboard and further understairs storage. Sitting room, dual aspect with lovely large window allowing lots of light, serving hatch to kitchen and door to garden. Kitchen a range of base units and incorporating stainless steel sink and drainer unit, space for appliances, a door to utility space in turn leads to a outer lobby that in turn has a door to garage.

Landing, loft access and door to airing cupboard. Two double bedrooms and a single with built in storage over the bulk head. Bathroom a blue suite comprising bath with pedestal wash hand basin, separate wc.

Outside to the rear is a split level garden with rear pedestrian access to the garage. To the front is a garage with up and over door.

#### SPECIAL CONDITIONS

Please visit the Bamboo Auctions website for further information on how to register in order to bid. Viewings are arranged direct with our office. In summary, in order to bid, you will need to register and verify your email. Then, via the dashboard:

- pass an ID check
- enter your card details
- enter your solicitor details

#### 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.

**DISCLAIMER:** In accordance with legislation, the Agent wishes to declare and make prospective buyers aware that the property is owned by a Trust. One of the Trustees is a Partner of Peter Clarke & Co. LLP. If any further information is required please do not hesitate to connect the Agent's office. We also recommend independent advice is sought if required.

**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.

**REPORTS:** A structural survey and drainage report are available at the office for interested parties.

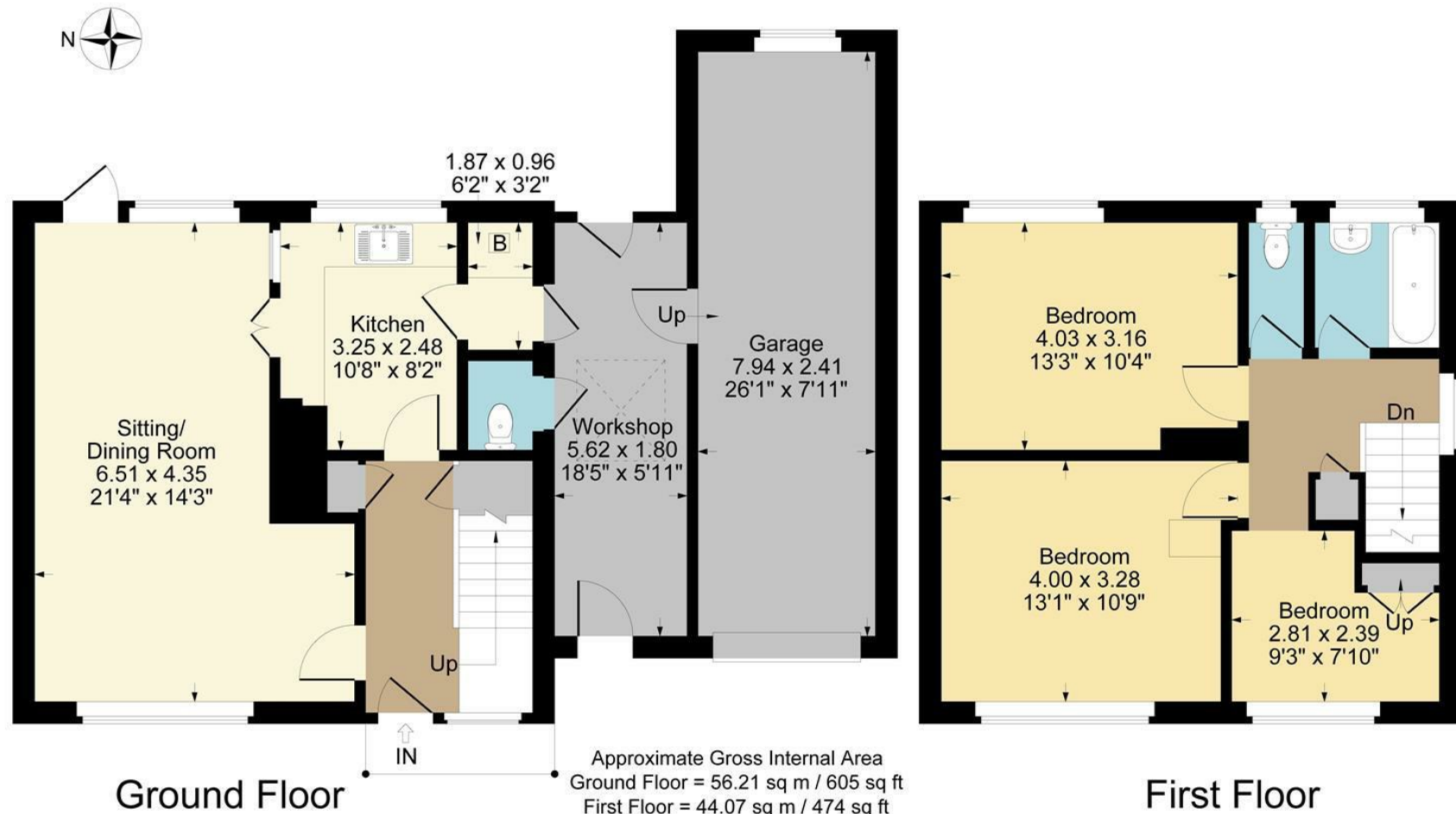
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

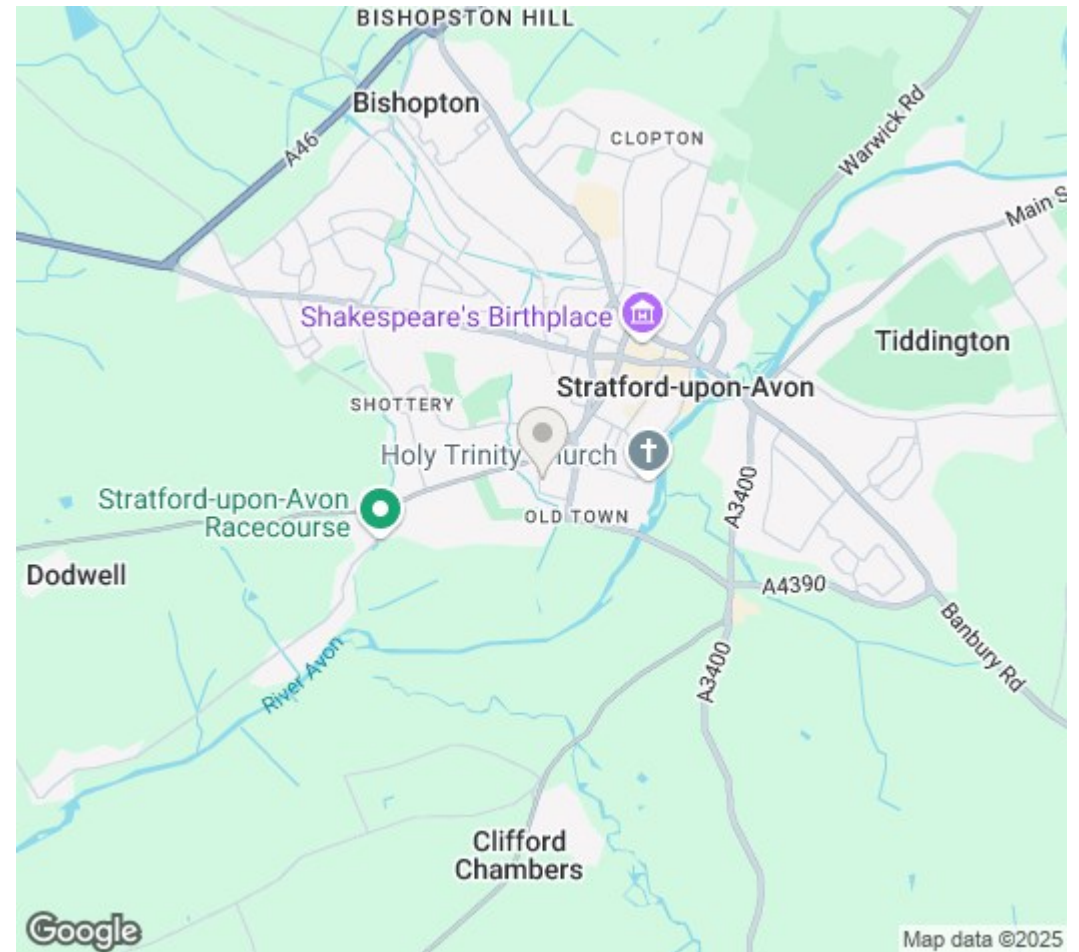
**VIEWING:** By Prior Appointment with the selling agent.



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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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