

Peter Clarke



31 Chepstow Close, Stratford-upon-Avon, Warwickshire, CV37 9JF

- Tucked away, quiet position overlooking communal gardens
- Allocated and residents parking
- Sitting room
- Good sized kitchen
- Double bedroom and refitted shower room
- Ample and visitor parking
- NO CHAIN



Guide Price £145,000

NO CHAIN. Situated in an enviable position is this double bedroom ground floor maisonette with direct access to the south facing, private communal gardens. Located in a private position and within a flat walk to the town centre. Sitting room, good sized kitchen, refitted shower room. Ample residents parking.

ACCOMMODATION

A front door leads to vestibule with access to sitting room having wood effect floor, pleasant outlook to front, understairs storage cupboard and archway to kitchen. Kitchen with space for a small table, dual aspect, single bowl, single drainer sink unit with taps over and cupboards beneath, further cupboards and work surface, four ring electric hob with oven and grill below, space and plumbing for washing machine, space for fridge, tiled splashbacks, wood effect floor. Airing cupboard with hot water tank. Double bedroom. Refitted shower room with wc, wash basin and large shower cubicle with electric shower, tiled splashbacks.

Outside there is a bin store, communal gardens with seating area, designated parking and visitor parking available.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 125 years from 1989, although we have not seen evidence. There is a current maintenance charge of £106 pcm and a current ground rent charge of £18 pcm. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Electric 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 B.

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

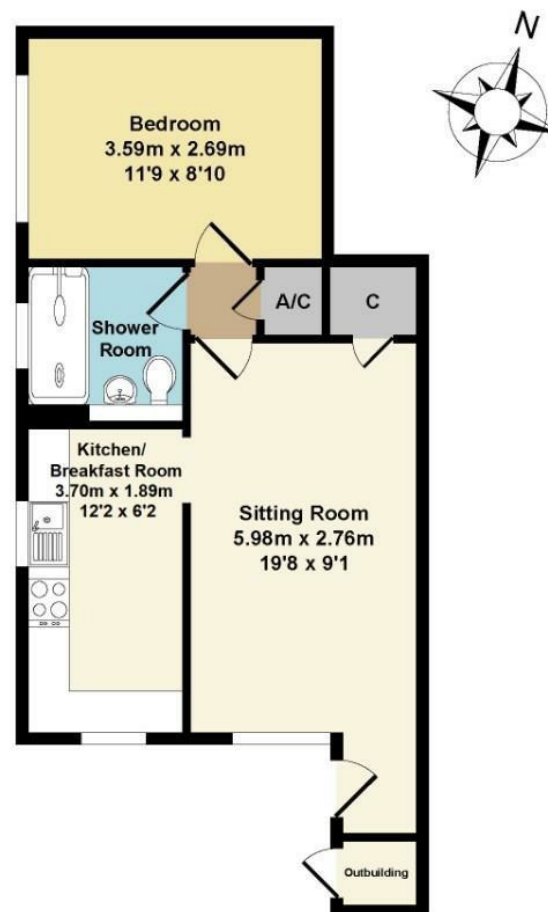
VIEWING: By Prior Appointment with the selling agent.

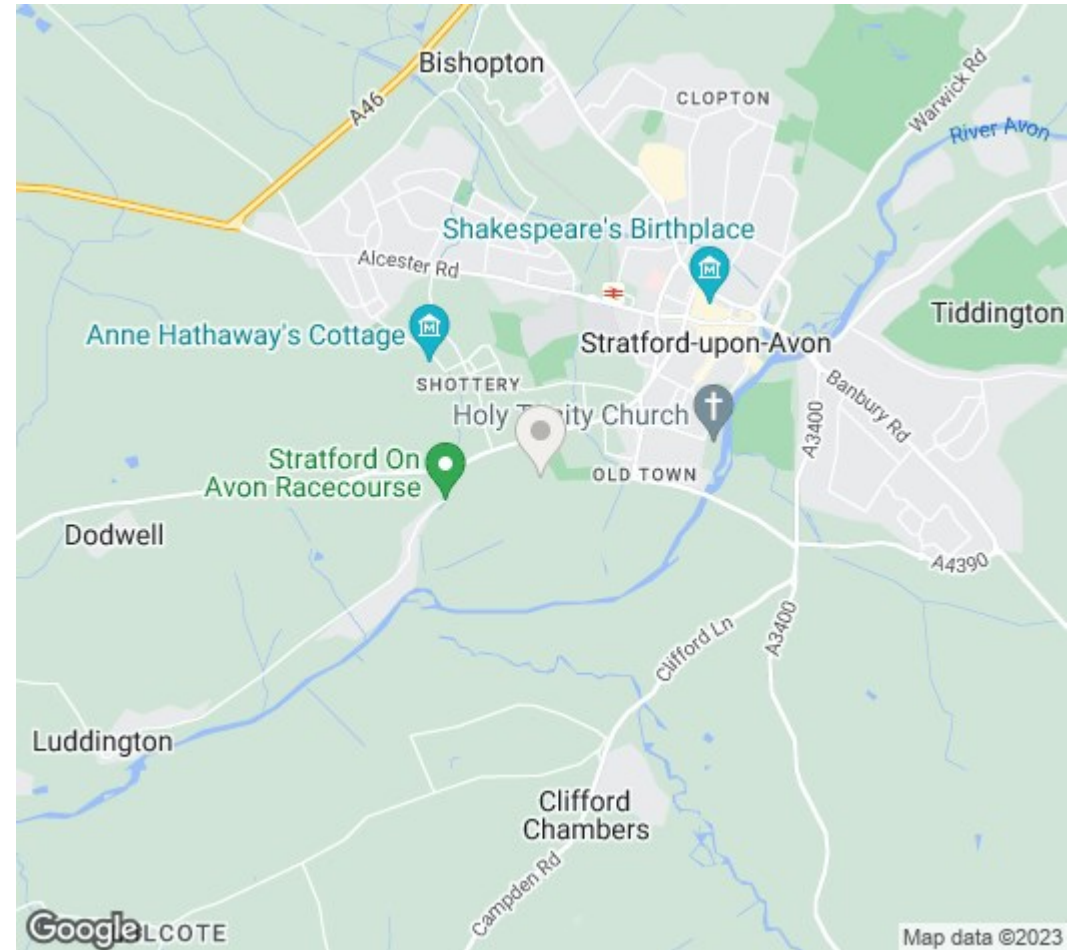


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Total Approx. Floor Area 38.90 Sq.M. (419 Sq.Ft.)

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





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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