76 South Green Drive, Stratford-upon-Avon, CV37 9HL

- NO ONWARD CHAIN
- Cul de sac location
- In need of modernisation and improvement
- Potential for extension (STPP)
- Good sized garden to rear
- Garage and off road parking
- Conveniently located north of the river

3 1 2

£307,500

** BEST & FINAL OFFERS TO BE RECEIVED BY 5PM MONDAY 5TH JANUARY ** Tucked away in a cul-de-sac location and in need of modernisation and improvement, is this three bedroom semi detached home thought to offer great potential for extension (STPP). This property offers two reception rooms a good sized garden to the rear with fields behind, along with a garage and driveway. NO ONWARD CHAIN.

ACCOMMODATION

Entrance hall with door to under stairs storage cupboard. Sitting room with fireplace, electric fire, concertina doors to dining room with double doors to garden and serving hatch to kitchen. Kitchen with base units, work surface over incorporating stainless steel sink and drainer unit, space for cooker and under counter fridge, wall mounted boiler, door to pantry and door to side.

Landing with door to airing cupboard housing hot water tank and loft access. Two double bedrooms and one single bedroom (incorporating storage over bulk head). Bathroom having bath, shower over, pedestal wash hand basin. Separate wc.

Outside to the rear is a garden mainly laid to lawn with a newly laid decked area off the sitting room, enclosed by fencing. Garden shed, gated side access, door to brick store. To the front is a lawned garden and driveway offering access to the garage.

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 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.

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.

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

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. 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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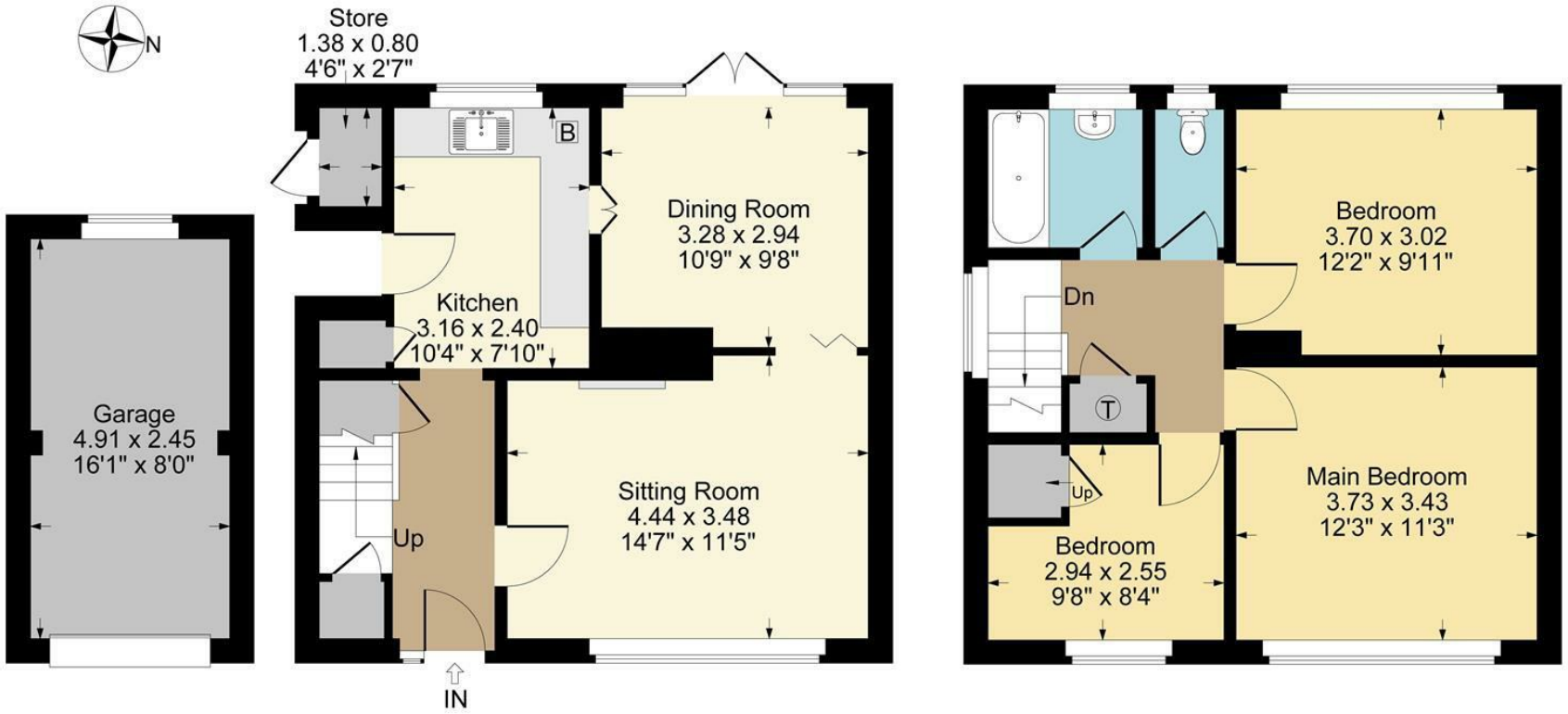


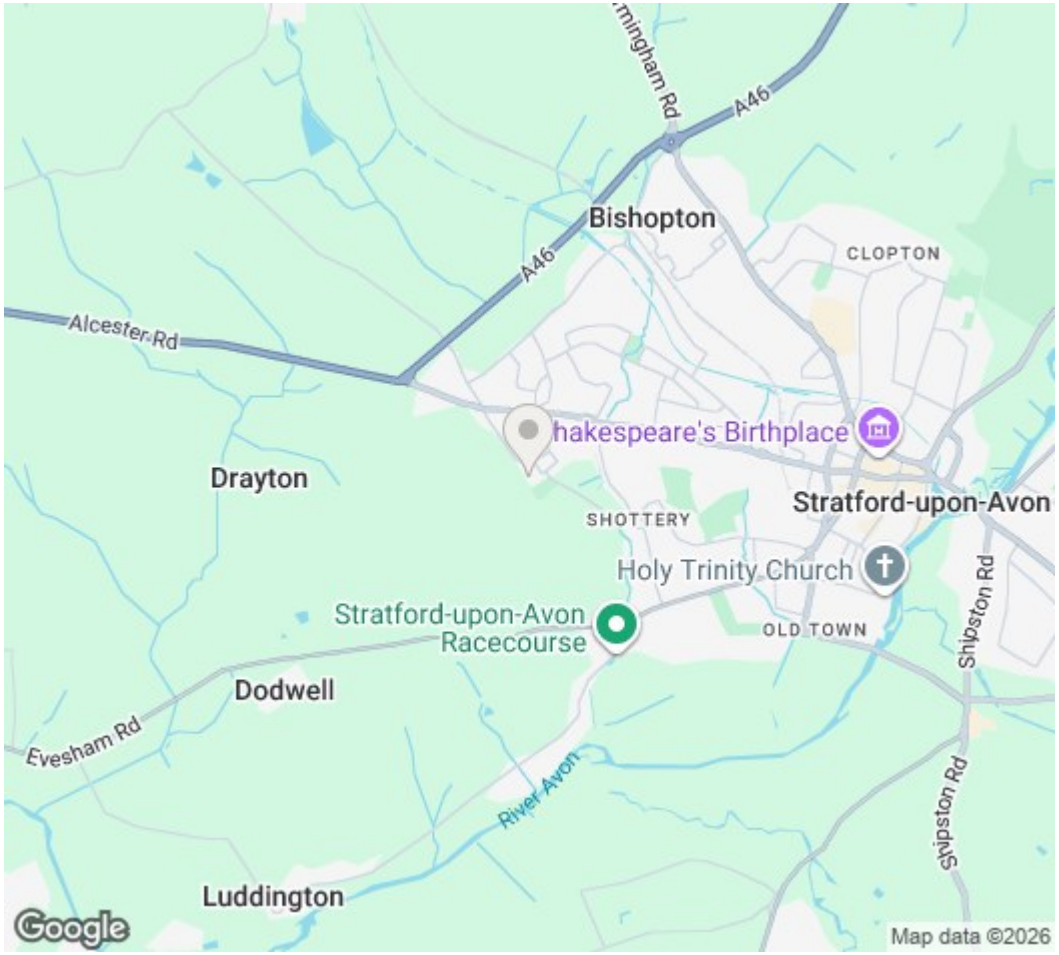
Garage

Ground Floor

First Floor

Approximate Gross Internal Area
Ground Floor = 42.72 sq m / 460 sq ft
First Floor = 44.01 sq m / 474 sq ft
Garage = 12.02 sq m / 129 sq ft
Total Area = 98.75 sq m / 1063 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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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Peter Clarke