

Peter Clarke



14 Barley Fields, Long Marston, Stratford-upon-Avon, CV37 8SN

- Small, quiet development
- Edge of village location with field to rear
- Well presented throughout
- Hall, cloakroom, sitting room, kitchen/dining room with built in appliances
- Three bedrooms, bathroom and en suite
- Parking, car port and garage
- Private, south facing gardens
- NO CHAIN



Offers Over £350,000

A three bedroom detached property, built by Bloor Homes, situated in a small quiet development in this popular village and adjoining field to rear. Very well presented accommodation including hall and cloakroom, sitting room, kitchen/dining room, three bedrooms, bathroom and en suite, parking, car port and garage. Private south facing gardens. NO CHAIN.

ACCOMMODATION

A front door leads to hall with cloaks cupboard. Cloakroom with wc and wash basin. Sitting room with square bay window to front. Kitchen/dining room with units comprising cupboards, work surface with upturn, one and a half bowl sink, four ring electric hob with glass splashback. oven and grill below, extractor fan over, built in fridge freezer, built in dishwasher and washing machine, French doors to garden, downlighters, LPG boiler.

First floor landing with access to roof space being part boarded with ladder and light. Bedroom One with sliding doors to wardrobe. En suite with wc, wash basin and large shower cubicle. Bedroom Two with built in wardrobe. Bedroom Three. Bathroom with wc, wash basin and bath with shower attachment, ladder towel rail.

Outside there is a path to the front door, planted border, block paved parking with five bar gated entrance to car port. Further block paved parking with access to garage of brick and pitched tiled roof construction, with up and over door to front, power and light. Gated access to rear garden with patio, lawn, planted borders, trailing roses and enclosed by wood fencing with field to rear. There is a green area and childrens play area at the start of the development.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. We have been advised by the vendor there is a current estate charge of £150 per annum, for maintenance of the communal areas. 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. LPG 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.

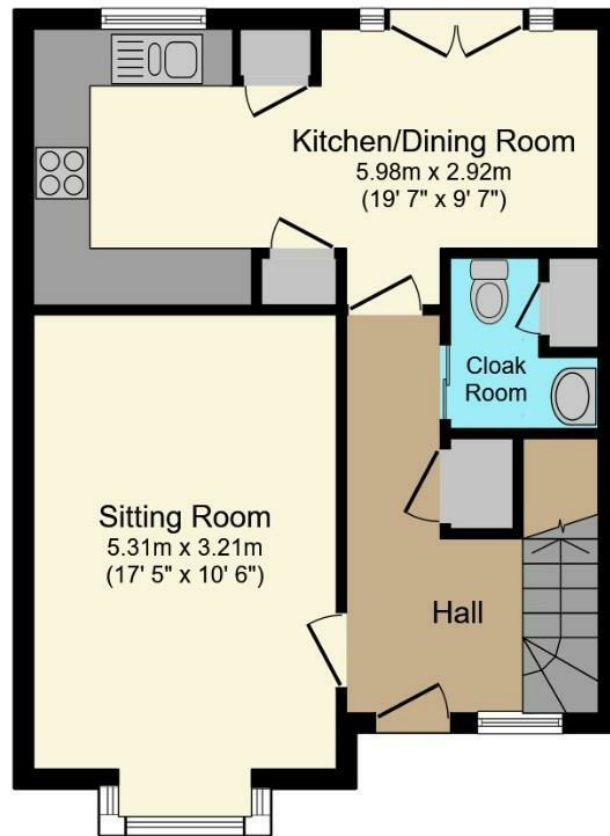
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

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.

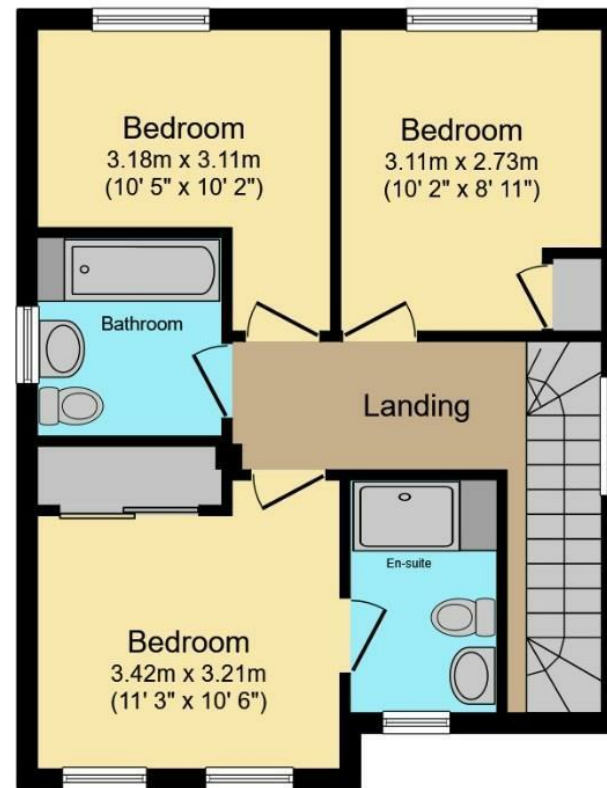


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Ground Floor

Floor area 45.9 m² (494 sq.ft.)



First Floor

Floor area 45.2 m² (486 sq.ft.)

TOTAL: 91.0 m² (980 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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serving South Warwickshire & North Cotswolds

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