3 Rivermead Drive, Tiddington, Stratford-upon-Avon, Warwickshire, CV37 7AL

- Three bedroom terraced family home
- Garage and driveway
- Two reception rooms
- Garden with patio
- Convenient walking from a bus stop
- Local village amenities
- Swift access to Stratford upon Avon

3 1 2

£275,000

Tucked away on a no-through road, this well-loved three bedroom terraced family home also boasts a garage and drive way. With an attractive planted garden, this home offers everything you would want, with walking distance to the historical village of Tiddington which can be dated back to the Iron Age, it has a Spar shop, pub, tapas bar, Indian restaurant and its many countryside trails.

ACCOMMODATION

Porch leads to entrance hall. Sitting room with fireplace and three paned south facing windows. Kitchen with range of cupboards and work surface, sink with drainer, four ring gas hob, integrated double oven, space for washing machine, space for fridge, pantry. Dining room with built in cloaks cupboard, door to garden.

Landing with airing cupboard and water tank. Main bedroom having large window with garden view. Bedroom Two with large south facing window . Bathroom having bath with shower over, wc, built in sink with vanity cabinet. Bedroom Three with south facing window.

Outside to the front is a parking space and single garage with power and light. The rear garden is mainly laid to lawn with patio, rear access for bins.

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. There is access to the back alley for bins which is shared with three other properties.

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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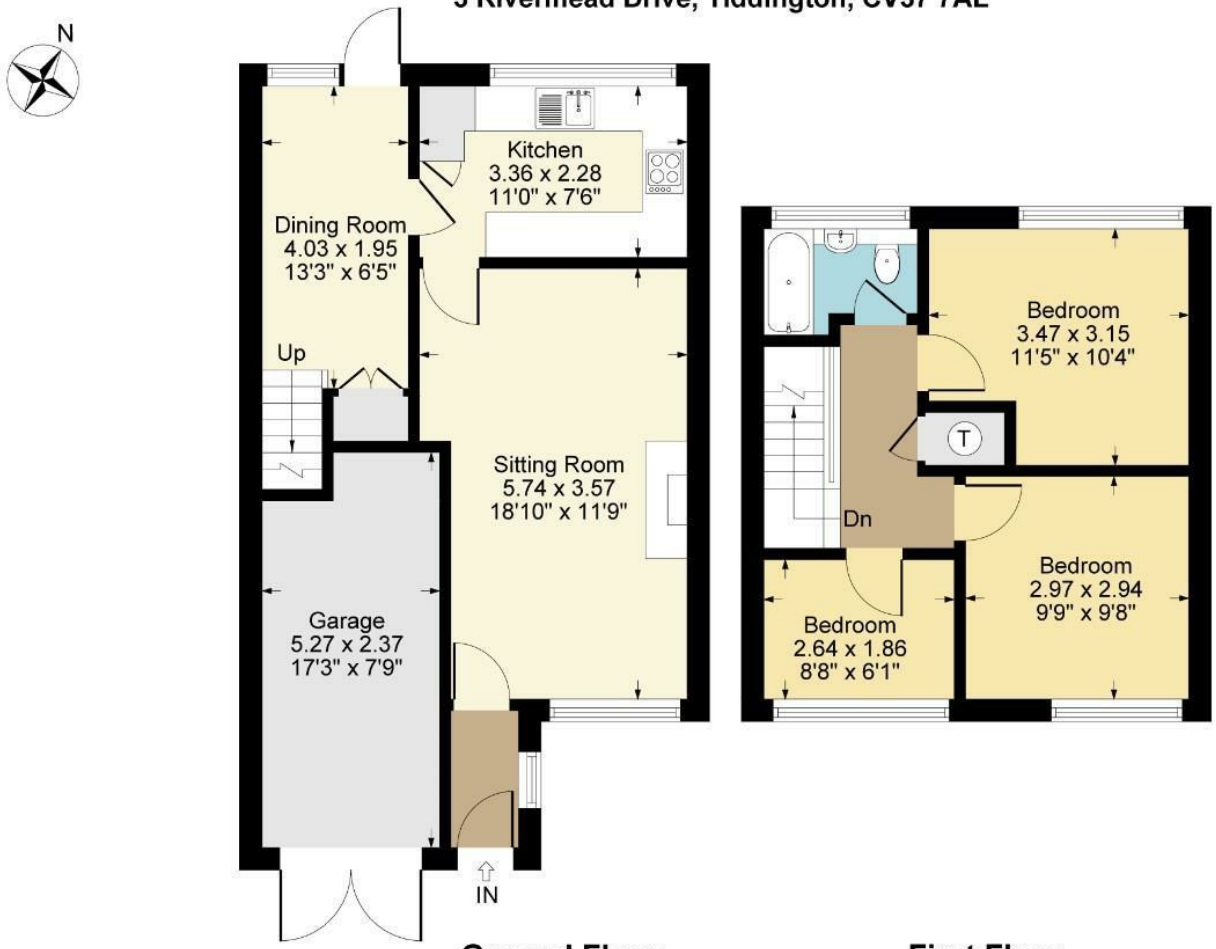
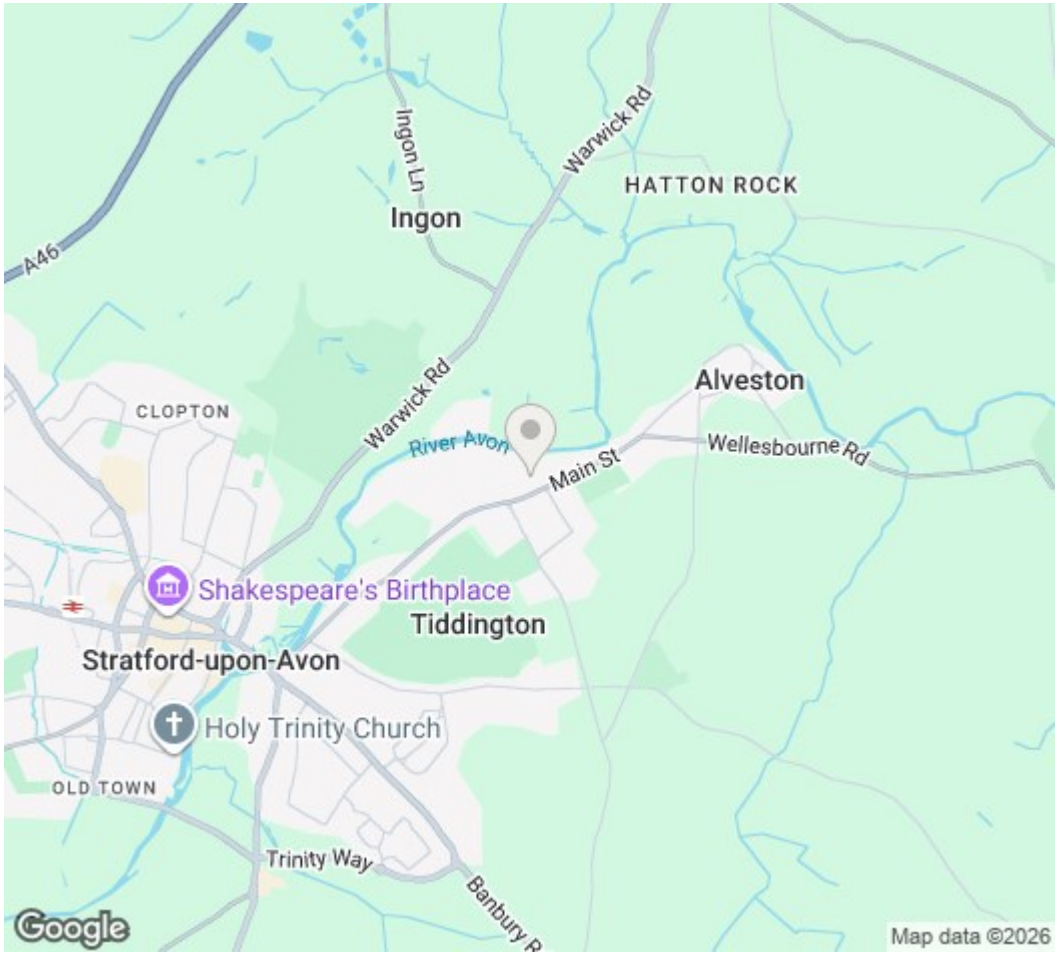


Ground Floor **First Floor**

Approximate Gross Internal Area = 88.65 sq m / 954 sq ft
(Including Garage)
Illustration for identification purposes only,
measurements are approximate, not to scale.



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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke