

Peter Clarke



10 Whitfield Close, Tiddington, Stratford-upon-Avon, CV37 7AU

- Village centre location
- Quiet cul de sac
- Sitting/dining room
- Kitchen/breakfast room
- Three bedrooms, re-fitted shower room
- Off road parking, garage, front and good sized rear gardens
- NO CHAIN



Offers Over £425,000

An extended three bedroom detached property in a mature setting, in an excellent, quiet position in the village centre, with parking, garage and good sized gardens. NO CHAIN

ACCOMMODATION

Front door to entrance hall with access to roof space. Sitting/dining room with gas fire (not working), sliding door to garden, serving hatch to kitchen/breakfast room. Kitchen/breakfast room with range of cupboards and work surface incorporating one and a half bowl sink, four ring gas hob with oven (oven not working) and grill below, space and plumbing for washing machine, access to boiler, space for fridge freezer. Bedroom One. Bedroom Two. Bedroom Three. Refitted shower room with wc, wash basin with cupboards below and shower cubicle, downlighters.

Outside there is paved off road parking with access to garage which has up and over door. Lawned front garden, gated access to side leading to rear garden with circular patio, lawn, planted borders, potting shed, greenhouse, and enclosed by wood fencing.

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 heating to radiators.

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.

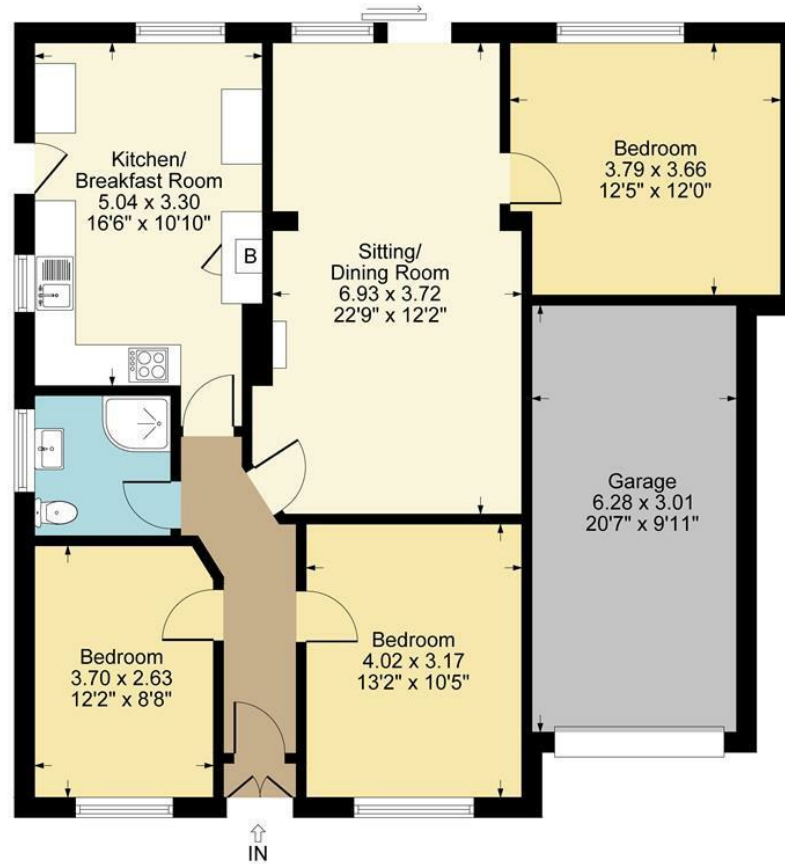
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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.



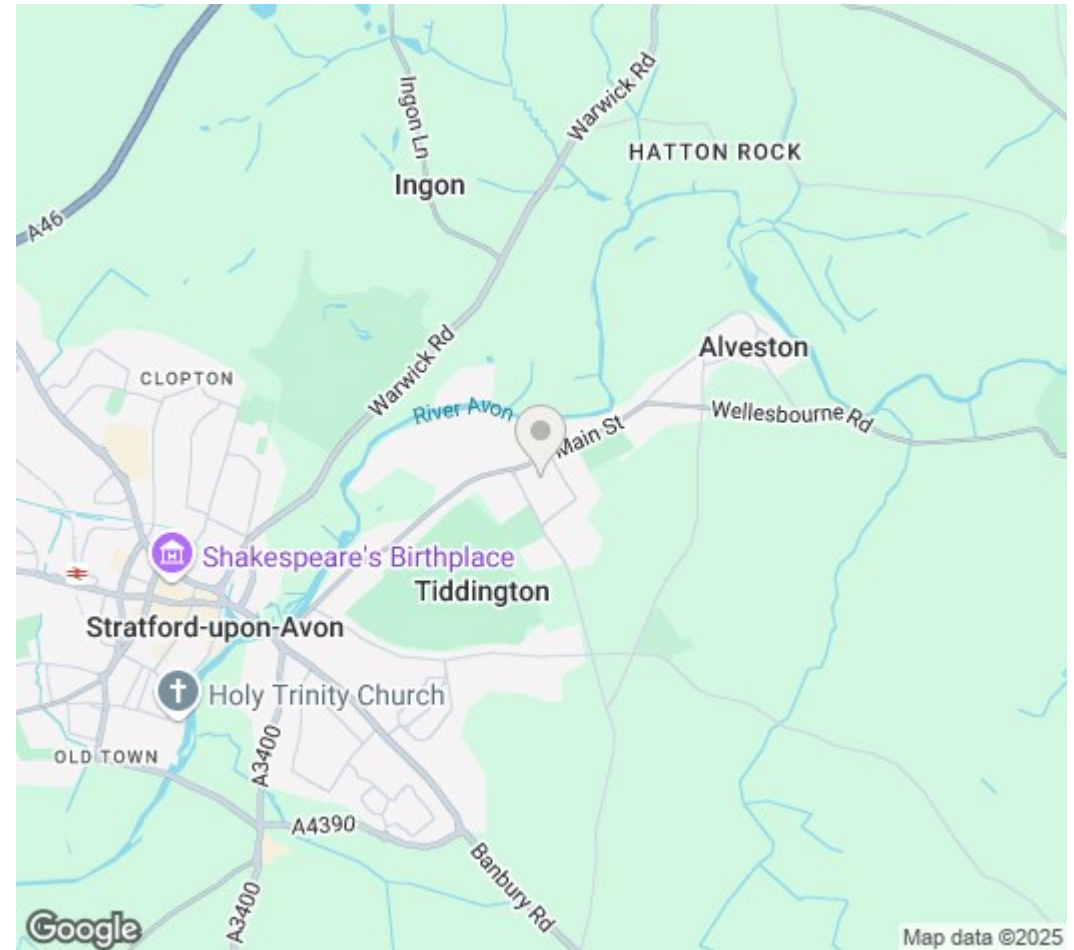
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Ground Floor

Approximate Gross Internal Area = 114.04 sq m / 1228 sq ft
(Including Garage)

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.

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