9 Avon Meadow Close, Stratford-upon-Avon, CV37 6GS

- NO CHAIN
- Retirement living for the over 60s
- Garage and conservatory
- Situated in desirable Old Town, within walking distance of town centre
- Windows cleaning and garden maintained by service company

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Guide Price £325,000

A charming two-bedroom retirement bungalow for the over 60s, in the heart of Old Town, within walking distance to Shakespeare's Stratford upon Avon and its amenities. Two reception areas including a conservatory. It has everything you would want for town living and provides a parking space and a garage.

ACCOMMODATION

Entrance Hall with built in cupboard and shelves, airing cupboard, emergency cord. Kitchen with large window overlooking garden, four ring electric hob, extractor hood, single integrated oven, space for fridge, space for freezer, integrated washing machine, breakfast bar, one and a half bowl sink with drainer. Sitting/Dining Room with electric fire and mantle, built in cupboard, space for dining table, door to conservatory, window overlooking garden. Conservatory with space for tumble dryer, door to garden and door to sitting room. Main Bedroom with built in wardrobe, large garden window, hanging area, emergency cord. Bedroom Two with window overlooking lawn. Bathroom with large walk in shower, wc, wash hand basin, heated towel rail, built in cupboard, emergency cord.

Outside are communal gardens, and a decluded corner. One parking space in front of own single garage.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is an annual service charge of £TBC. 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 storage heaters.

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 a right of way over the communal garden and out door area.

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

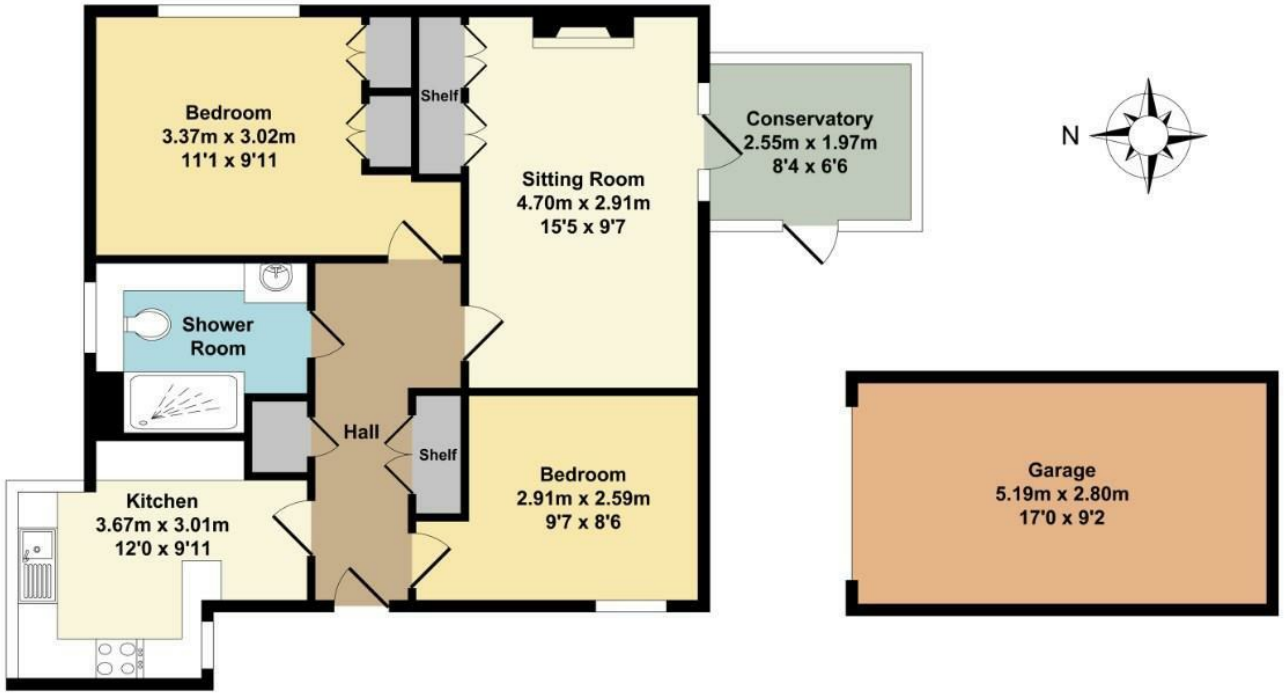
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

Avon Meadow Close

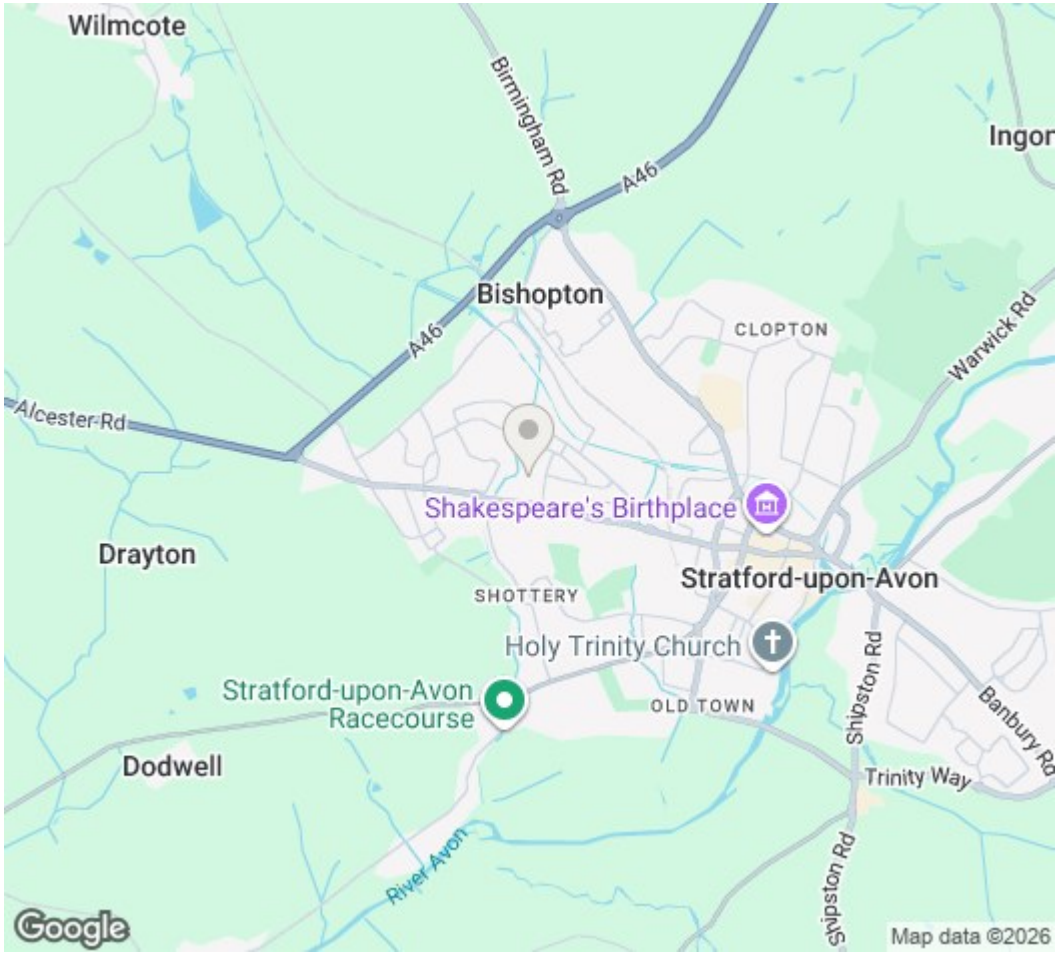
Total Approx. Floor Area 79.97 Sq.M. (861 Sq.Ft.)

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



Ground Floor
Approx. Floor
Area 65.44 Sq.M.
(704 Sq.Ft.)

Garage
Approx. Floor
Area 14.53 Sq.M.
(156 Sq.Ft.)



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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Peter Clarke