

Peter Clarke



25 Charlecote Close, Tiddington, Stratford-upon-Avon, CV37 7DB

- Two bedroom bungalow
- Plenty of off road parking
- Home office in converted garage
- Popular location
- Low maintenance garden
- Tucked away position in a cul de sac
- Close to local amenities
- Well presented
- Viewing highly recommended
- NO ONWARD CHAIN



Asking Price £330,000

A rare opportunity to purchase a spacious two bedroom bungalow with a garage which has been converted into a home office, low maintenance garden and a wide driveway with plenty of parking. Further benefits include an EICR electrical certificate. Offered with NO ONWARD CHAIN.

#### ACCOMMODATION

Entrance hall with loft hatch and cupboard housing combination boiler. Sitting/dining room with door to rear. Kitchen with range of matching wall and base units with work top over incorporating sink with drainer, space for cooker, low level fridge and washing machine, tiled walls, tiled floor. Double bedroom being a good sized room with double wardrobe. Double bedroom with double wardrobe. Bathroom with panelled bath, separate shower cubicle, pedestal wash hand basin, wc, tiled walls, tiled floor. Rear hallway with door to office/dining room with window to rear.

Outside to the front is a tarmac paved driveway with parking for several vehicles, leading to a garage/store which is one quarter of the original garage with double doors. To the rear is a mix of paved patios, artificial lawn, stone chipping beds, mature shrubs and trees, panelled fence boundaries on all sides, and timber shed.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. 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.

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

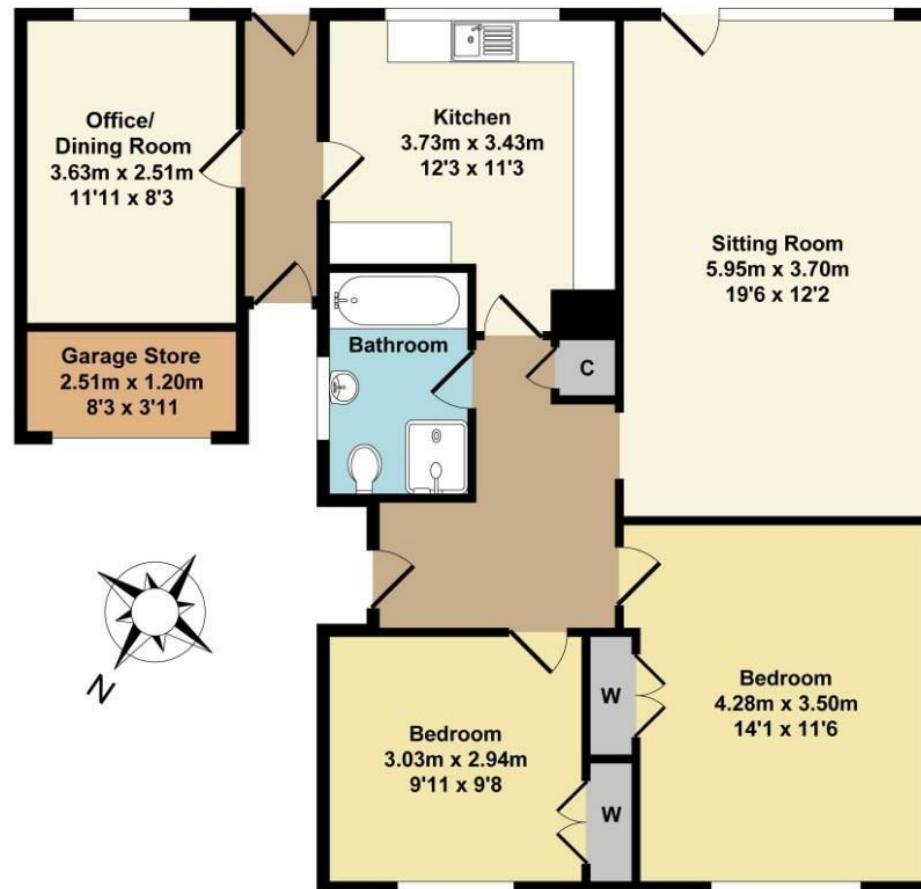
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

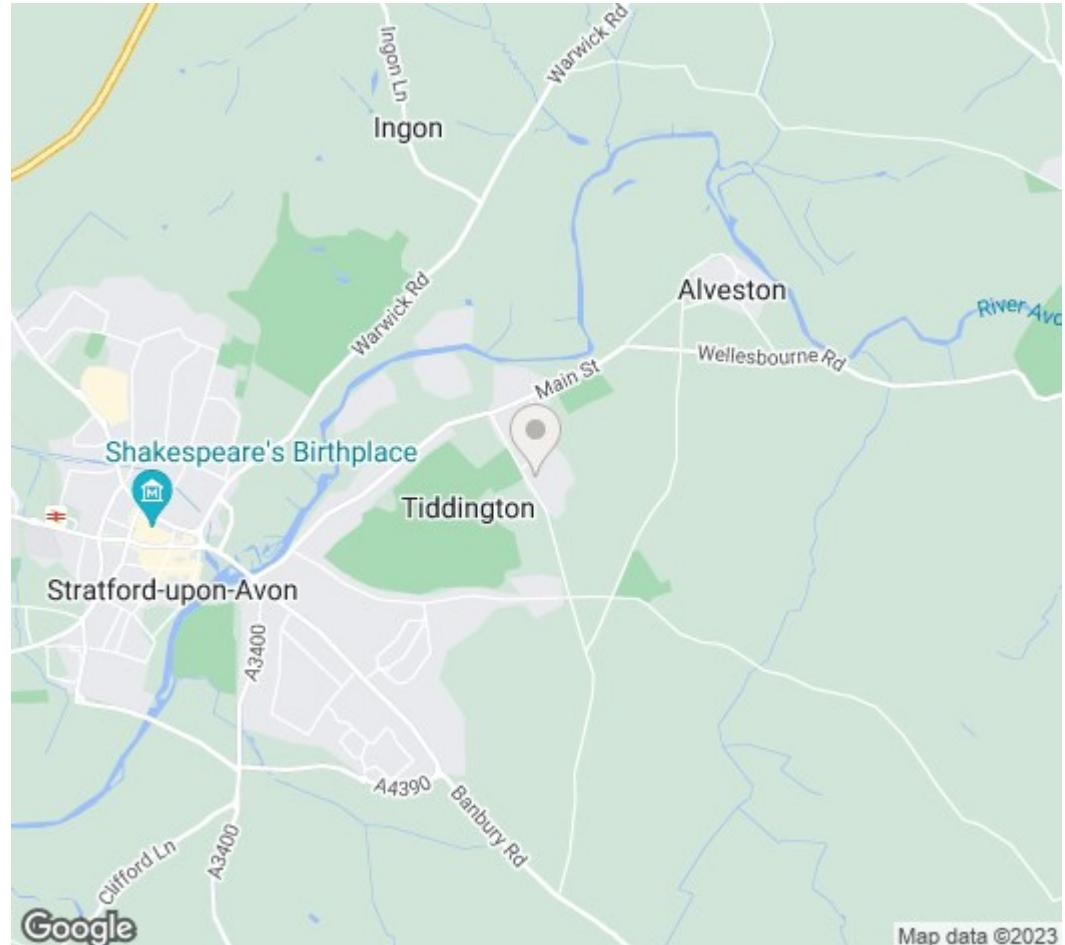
**VIEWING:** By Prior Appointment with the selling agent.



Charlecote Close, Tiddington, CV37 7DB  
Total Approx. Floor Area 89.70 Sq.M. (965 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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