

Peter Clarke



12 Perry Orchard, Long Marston, Stratford-upon-Avon, CV37 8FL

- Small, nicely laid out estate close to fields and the Greenway Cycleway
- Well presented throughout and built in 2018
- Hall and cloakroom
- Kitchen/Dining Room
- Sitting Room
- Three Bedrooms
- Bathroom and En Suite
- Ample parking
- Garage
- Front and rear gardens



Guide Price £350,000

Situated in a quiet, spaciously laid out small estate close to fields and the Greenway Cycle path is this three bedroom detached family home providing very well presented accommodation built in 2018. Hall, cloakroom, kitchen/dining room, sitting room, three bedrooms, bathroom and en suite, ample parking, garage, front and rear gardens.

ACCOMMODATION

Front door leads to Hall with wood effect floor. Cloakroom with WC and wash basin and wood effect floor, under stairs storage cupboard. Kitchen/Dining Room with dual aspect, sink with taps over and cupboards beneath, further cupboards and work surface, four ring gas hob with stainless steel splashback and filter hood over, built in oven and grill, space and plumbing for washing machine and dishwasher, built in fridge freezer, tiled floor. Sitting Room with French doors to rear, LPG fire.

First Floor Landing with access to roof space, linen cupboard. Bedroom One with fitted wardrobes, En Suite with WC, wash basin and shower cubicle. Bedroom Two. Bedroom Three with storage cupboard. Bathroom with WC, wash basin, bath with shower over having rainfall shower head, chrome heated towel rail, downlighters and wood effect laminate floor.

Outside, lawned front garden with path to front door, block paved parking to side with access to Garage, which is of brick and pitched tiled roof construction with up and over door to front, pedestrian door to side. Rear Garden with paved surround, astro-turf, gated access to side and being enclosed by wooden fencing.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

MAINTENANCE CHARGE: We have been advised by the vendor that there is a maintenance charge of approximately £395.36 per annum. This should be checked by your solicitors before exchange of contracts.

SERVICES: We have been advised by the vendor that mains water, electricity, drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. LPG 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.

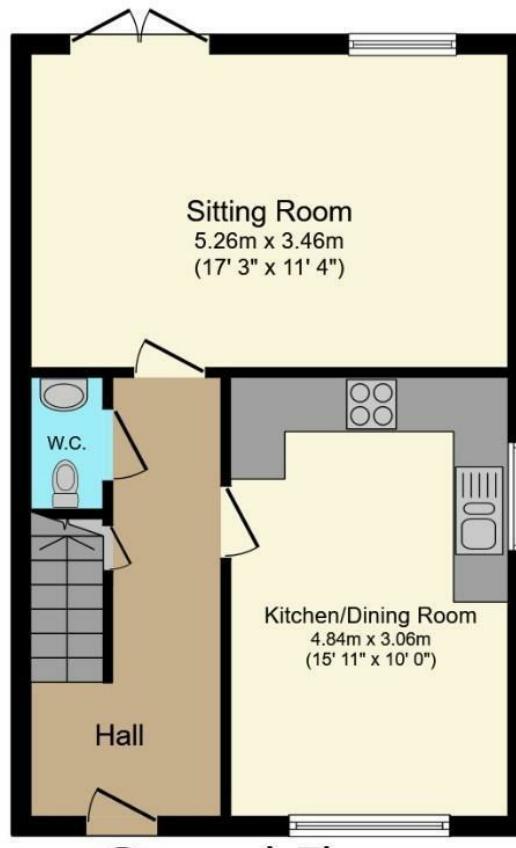
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

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

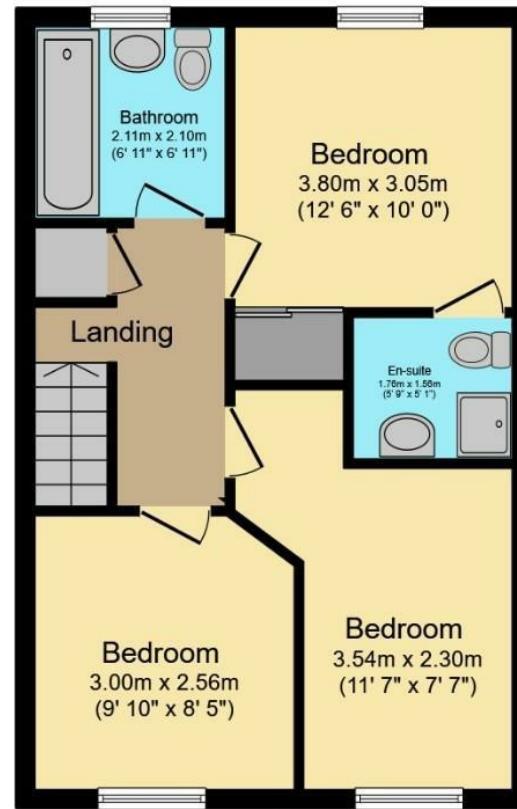
VIEWING: By Prior Appointment with the selling agent.



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Floor area 44.2 m² (476 sq.ft.)

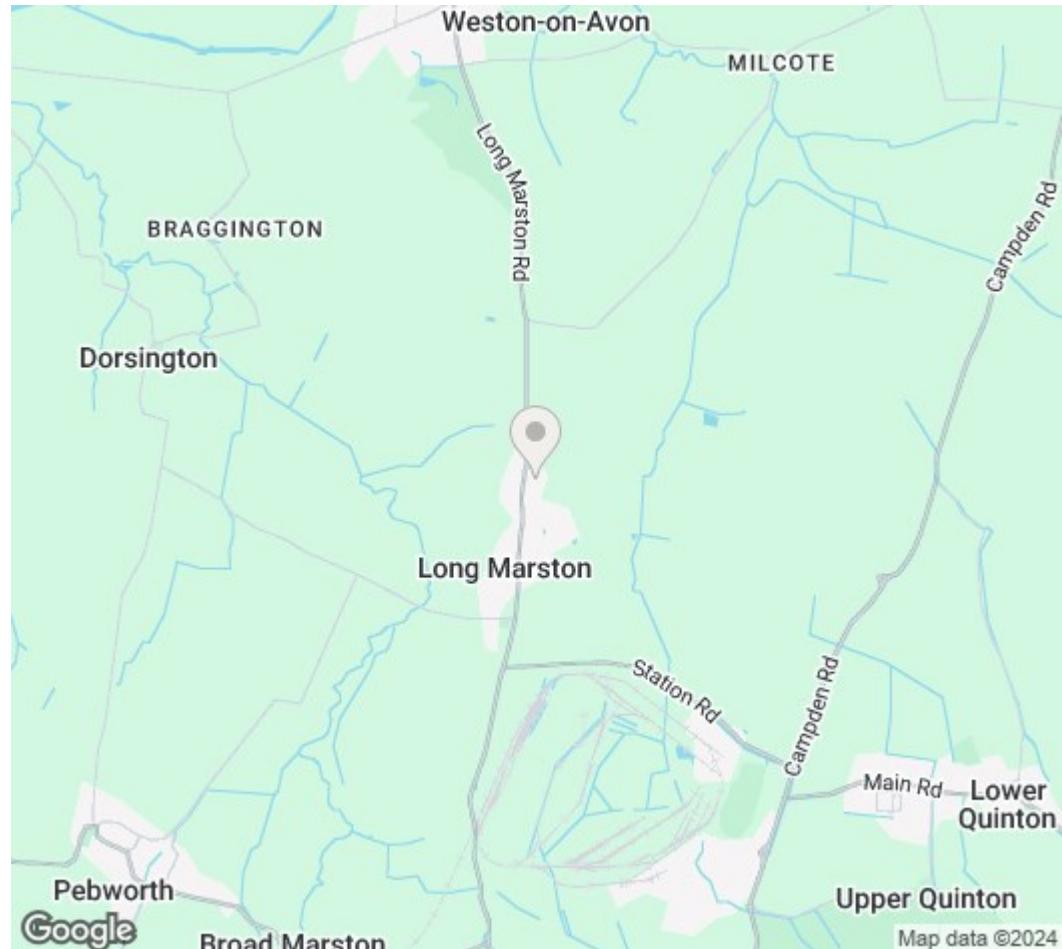


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TOTAL: 88.4 m² (951 sq.ft.)

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





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 or 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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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