



Peter Clarke

7 Church Lane, Alveston, Stratford-upon-Avon, Warwickshire, CV37 7QJ

- 40% shared ownership
- Very attractive mid-terraced property
- Hall, kitchen, sitting/dining room
- Three bedrooms and bathroom
- Garden and allocated parking space
- Very pretty sought after village
- Idyllic position opposite the church



£140,000 for 40% ownership

40% SHARED OWNERSHIP. A very attractive three bedroom mid-terraced shared ownership property situated in an idyllic position opposite the church in a very sought after village. Providing sitting/dining room, kitchen, three bedrooms, bathroom, front and rear gardens and parking to rear.

#### ACCOMMODATION

A storm canopy leads via a front door to hall with wood effect floor, storage cupboard, cloaks cupboard. Cloakroom with wc, wash basin and wood effect floor. Sitting/dining room with wood effect floor, French doors to garden. Kitchen/breakfast room with single bowl single drainer sink unit with taps over and cupboards beneath, further cupboards and work surface, tiled splashbacks, space and plumbing for washing machine, space for fridge freezer, four ring gas hob with oven and grill below, filter hood over, tiled floor.

First floor landing with airing cupboard and has heating boiler. Three bedrooms. Bathroom with wc, wash basin, bath with shower attachment, tiled splashbacks.

Outside there is a path to the front door with planted borders. Rear garden with deck, lawn, path and garden shed. Gated access to off road parking space.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be leasehold with a 125 year lease from 2006, although we have not seen evidence. The rent is £445 per calendar month. This should be checked by your solicitor before exchange of contracts. We have been advised by the vendor that you can buy extra shares in the property in 10% increments to a maximum of 80%.

**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.

**AGENTS NOTE:** The household earns £80,000 a year or less (or £90,000 a year or less in London). They are first-time buyers (or used to own a home but cannot afford to buy one now. Existing shared owners are required to have disposed of their existing shared ownership home at the point of purchase.) They are aware that shared ownership properties cannot be sub-let and must be the leaseholder's primary residence.

**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.

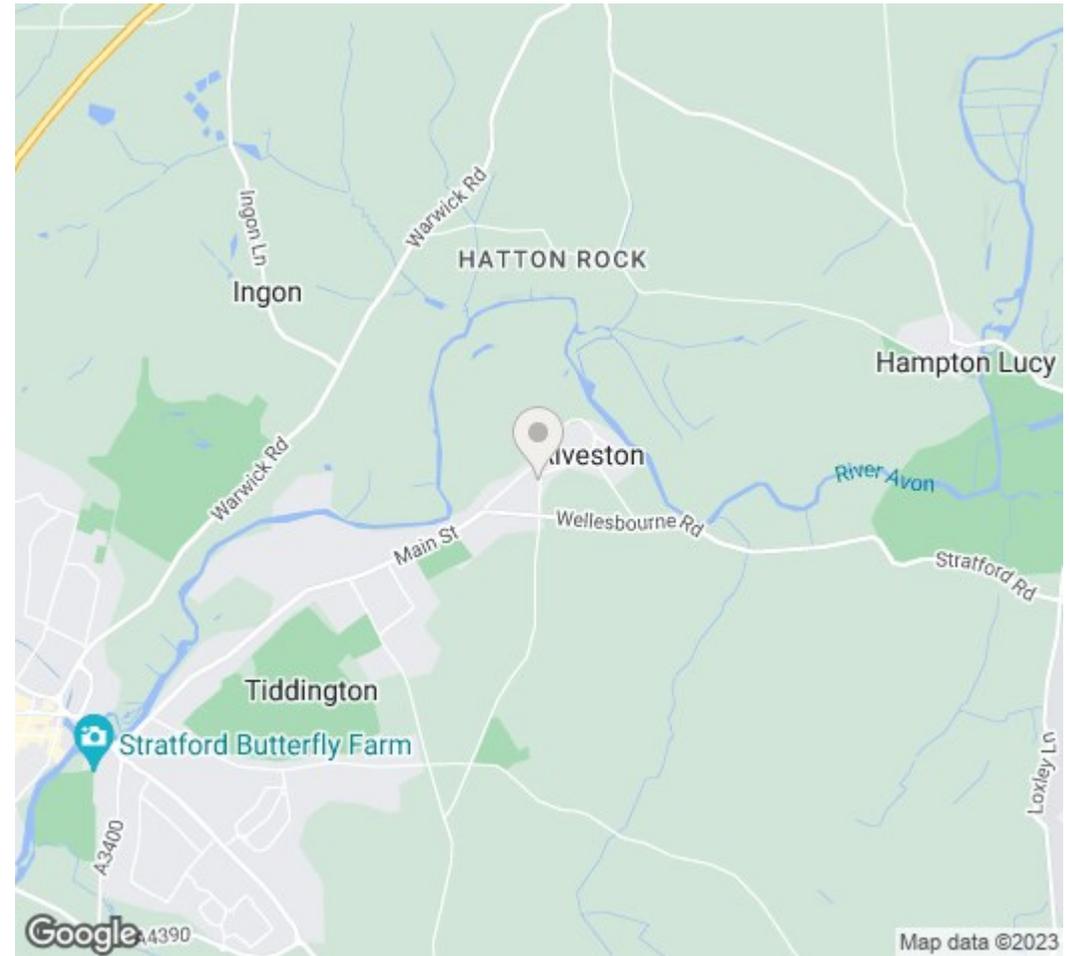
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**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.







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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