8 Clopton Close, Stratford-upon-Avon, Warwickshire, CV37 6HL

- Quiet tucked away position
- Located off a private road consisting of just a few properties
- Walking distance to town centre
- Hall and cloakroom
- Sitting/dining room, and kitchen
- Two double bedrooms and re-fitted shower room
- Garage and parking
- Private rear gardens
- NO CHAIN

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Offers Over £360,000

NO CHAIN. A very well maintained and presented two bedroom semi detached bungalow situated OFF A PRIVATE ROAD yet within walking distance to the town centre. Sitting/dining room kitchen, two double bedrooms re-fitted shower room, parking and garage and PRIVATE REAR GARDEN.

**ACCOMMODATION**

Front door to Entrance Hall with boiler cupboard. Cloakroom with wc and wash basin. Sitting/Dining Room with window, fireplace and housing gas fire. Kitchen with range of cupboards and work surface, sink, electric hob with grill below, stainless steel splashback and filter hood over, space for washing machine, built in fridge freezer. Bedroom One with bay window and French doors to garden, built wardrobe. Bedroom Two with access to roof space. Re-fitted shower room with wc, wash basin with cupboards below, shower cubicle, chrome towel rail.

Outside the shared private road leads to block parking to front with access to garage which is of brick and pitched tiled roof construction with up and over door to front, gravel fore garden with planting. Gated side passage to rear garden with patio, lawn, evergreen shrub and perennial planted borders, the garden is 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.

AGENTS NOTE: We have been advised by the vendor there is a current maintenance charge of £348 per year.

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

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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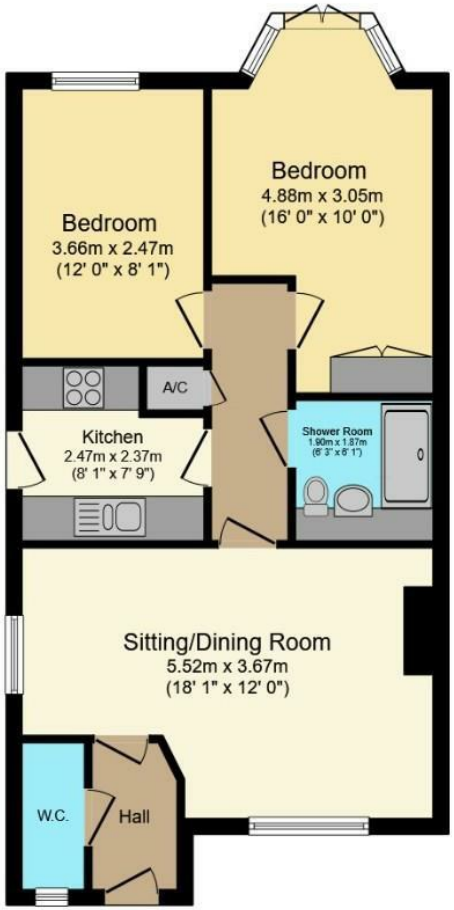
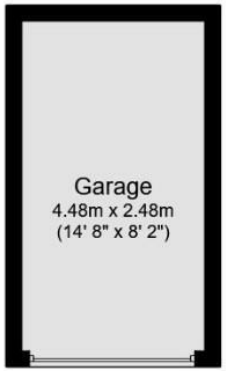


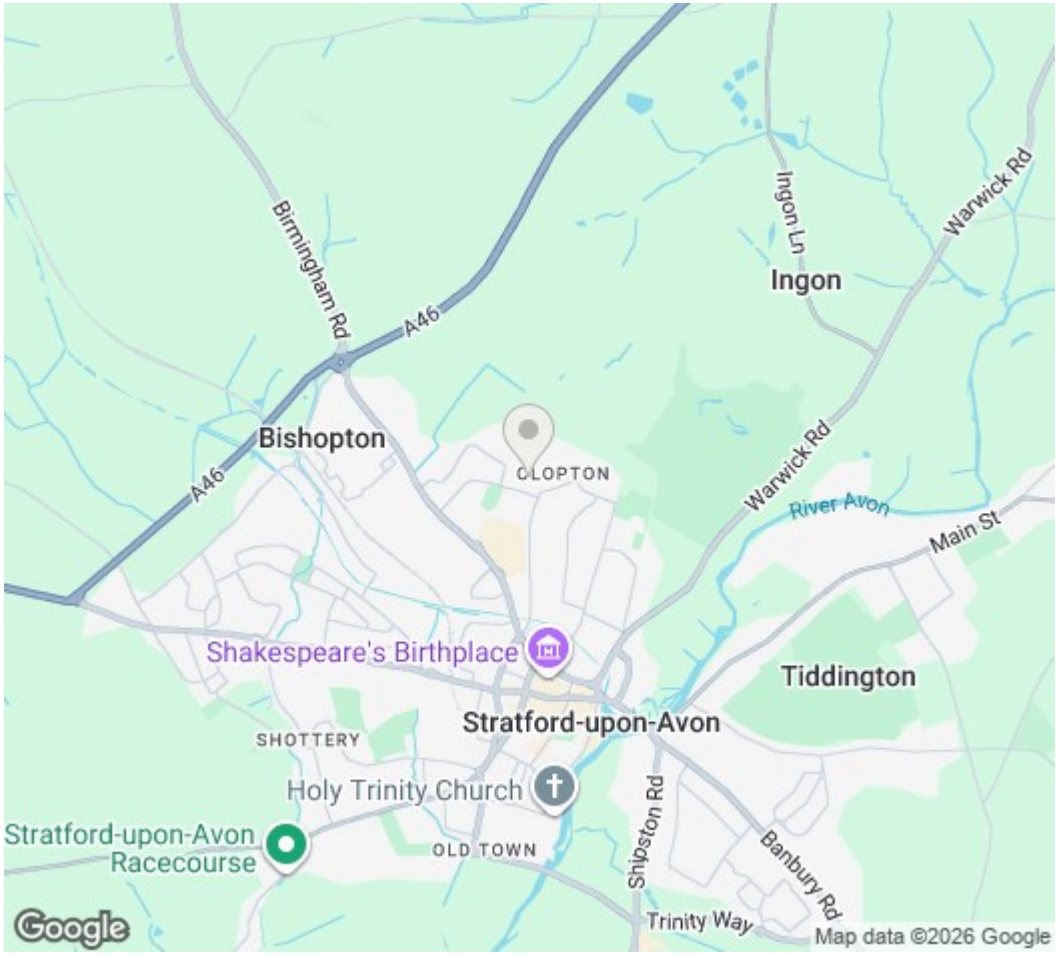

Floor Plan




Garage

Total floor area: 69.7 sq.m. (750 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

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Multi-award winning offices
serving South Warwickshire & North Cotswolds

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Peter Clarke

Winkworth