

Peter Clarke



9 Lawson Avenue, Tiddington, Stratford-upon-Avon, Warwickshire, CV37 7BT



- NO CHAIN
- Three bedrooms, two reception rooms and kitchen
- Generous gardens to front and rear
- Village location
- Viewing highly recommended



£295,000

**NO CHAIN.** An excellent opportunity to stamp your own mark on this three bedroom house in the village of Tiddington.

#### ACCOMMODATION

Entrance hall. Sitting room with gas effect fireplace. Dining room overlooking the rear garden, gas effect fireplace. Kitchen with range of matching wall and base units with work surface over incorporating stainless steel sink and drainer, space for appliances, pantry cupboard and understairs storage cupboard. Rear passage with doors to front and rear, wc and store room.

First floor landing with loft hatch. Bedroom overlooking the garden. Bedroom with range of fitted wardrobes. Third bedroom. Shower room with walk in shower cubicle, wash hand basin in vanity unit, airing cupboard housing combination boiler. Separate wc.

Outside to the front is a central shared pathway, largely laid to lawn with planted beds and hedgerow, which could be turned into a driveway (STPP). Rear garden with a mix of paved pathways, patios, largely laid to lawn, mature shrubs and trees, brick built shed and dilapidated 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.

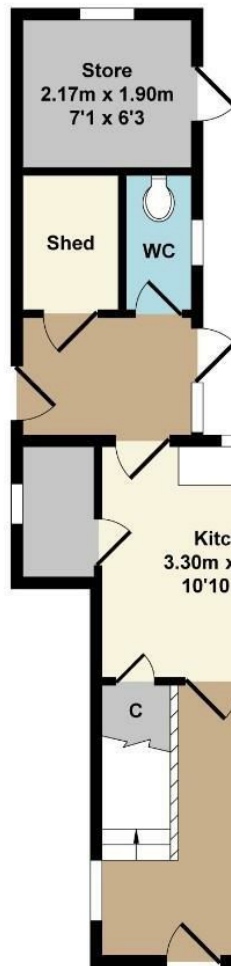
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not. There is a pathway shared with the neighbouring property at the front.

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

**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.





Store  
2.17m x 1.90m  
7'1 x 6'3

Shed

WC

Kitchen  
3.30m x 2.97m  
10'10 x 9'9

Dining Room  
2.97m x 2.95m  
9'9 x 9'8

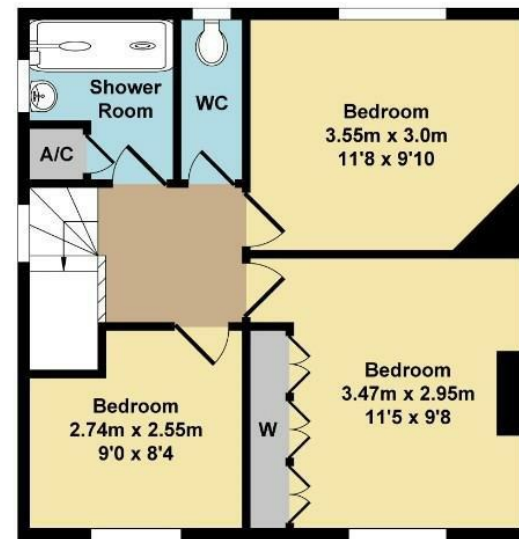
Sitting Room  
4.38m x 3.48m  
14'5 x 11'5

Ground Floor  
Approx. Floor  
Area 55.20 Sq.M.  
(594 Sq.Ft.)

## Lawson Avenue, Tiddington, CV37 7BT

Total Approx. Floor Area 96.80 Sq.M. (1042 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.



Shower Room

WC

A/C

Bedroom  
3.55m x 3.0m  
11'8 x 9'10

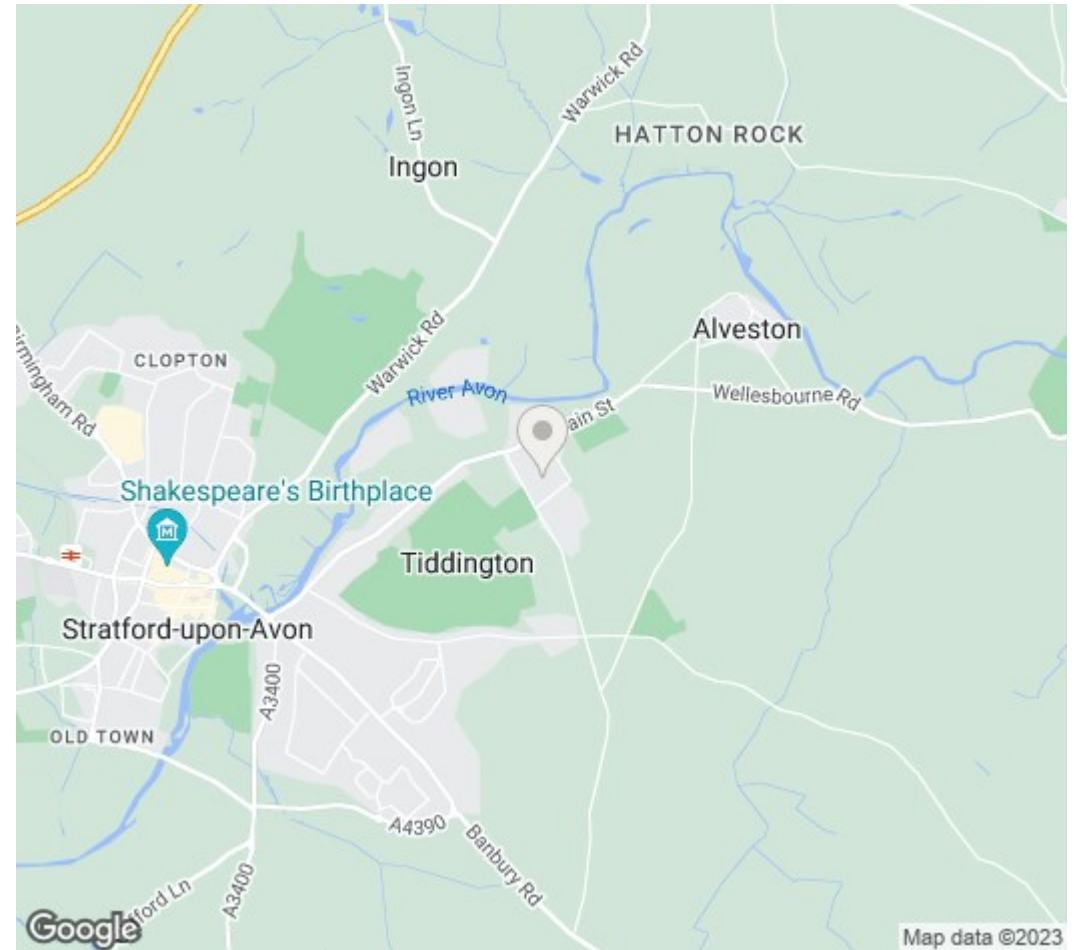
Bedroom  
2.74m x 2.55m  
9'0 x 8'4

Bedroom  
3.47m x 2.95m  
11'5 x 9'8

First Floor  
Approx. Floor  
Area 41.60 Sq.M.  
(448 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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53 Henley Street & 1 Meer Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
01789 415444 | [stratford@peterclarke.co.uk](mailto:stratford@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)



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