

Peter Clarke



2 Brading Close, Stratford-upon-Avon, CV37 9EZ

Offers over £265,000

Newly built in 2017 is this two bedroom semi-detached home being well presented throughout and offering modern day open plan living accommodation. In brief, accommodation comprises: entrance hall, cloakroom, open plan kitchen/sitting room with doors to garden, two bedrooms and a bathroom, with the additional benefit of off road parking for two cars, and still within it's ten year NHBC guarantee.



STRATFORD UPON AVON is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 7 miles distance at Longbridge, Warwick, enabling good communications with the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

ACCOMMODATION

ENTRANCE HALL door to storage cupboard housing boiler and washer dryer (not included).

CLOAKROOM wc and pedestal wash hand basin.

OPEN PLAN KITCHEN/SITTING ROOM

KITCHEN AREA matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit. Integrated oven, four ring gas hob and overhead extractor, integrated fridge freezer and dishwasher.

SITTING ROOM AREA double doors to the garden.

FIRST FLOOR LANDING with loft access.

BEDROOM built in wardrobe.

BEDROOM

BATHROOM a white suite comprising bath with shower over, wc and pedestal wash hand basin.

OUTSIDE

TO THE REAR A paved patio leads off the sitting room to a well stocked garden with a variety of plants and a lawned area in the middle. A step down at the rear of the garden leads to a vegetable patch, and an area to house a shed should you wish. Enclosed by fencing and gated side access.

TO THE FRONT is allocated parking for two cars.



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. There is an annual maintenance charge of approximately £180.

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 C**

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

DIRECTIONS: Proceed out of Stratford town centre on the A422 Alcester Road, continue to the top of the road, past the Texaco garage and just before the roundabout you will find the turning for Woodchester Drive on the left hand side. Follow the road round, it will turn into Brading Close where you will find the property on the right hand side.

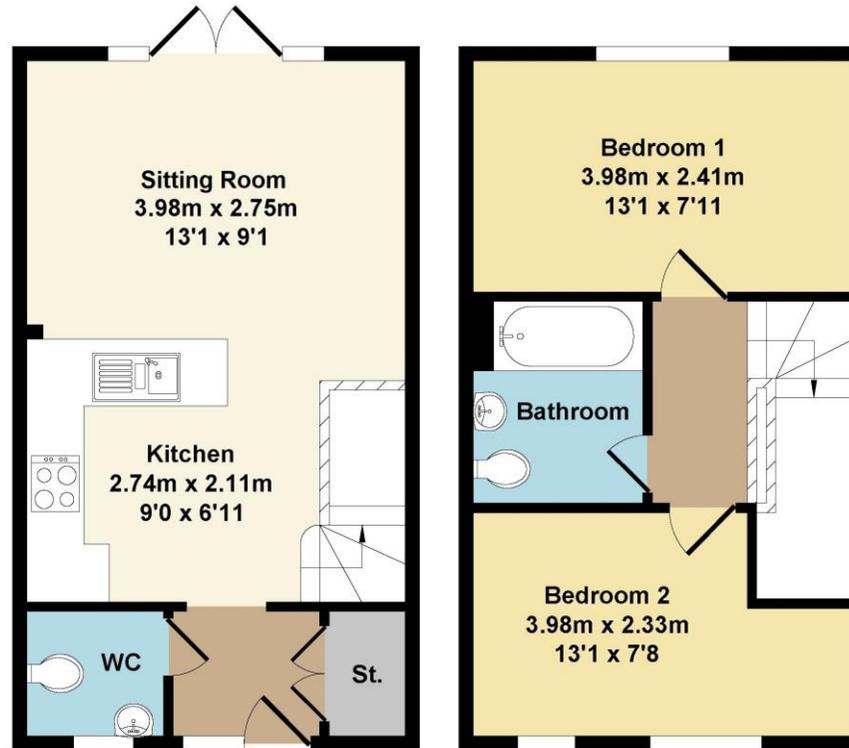
VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



Brading Close, Stratford upon Avon Total Approx. Floor Area 56.0 Sq.M. (603 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.



Ground Floor
Approx. Floor
Area 28.0 Sq.M.
(301 Sq.Ft.)

First Floor
Approx. Floor
Area 28.0 Sq.M.
(301 Sq.Ft.)

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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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