

THE PROPERTY

Peter Clarke



14 Rideau Road, Meon Vale, Stratford-upon-Avon, CV37 8WR

£225,000

NO CHAIN. A very well presented and spacious two bedroom house with double glazing throughout, off road parking and a landscaped rear garden and situated in a quiet road close to The Greenway. The property would make an ideal first time buy or investment property and has four years remaining on its LABC Certificate.



MEON VALE is a popular development that offers a well stocked convenience store, sports centre, village hall and primary free school, community parkland and fibre optic broadband. It is also well placed for Stratford upon Avon to the north and the Cotswold villages to the south. The nearby small Warwickshire village of Long Marston has its own shop/Post Office, Inn and Church. The Green Way cycle path which runs through Meon Vale is approximately 5.8 miles to Stratford upon Avon.

ACCOMMODATION

ENTRANCE HALL

CLOAKROOM with opaque window to front, pedestal wash hand basin, wc and wood effect flooring.

KITCHEN with window to front, range of matching wall and base units with working surface over incorporating one and a half bowl stainless steel sink with drainer and four ring gas hob with extractor fan hood over. Integrated oven, washer dryer and dishwasher. Space for fridge freezer.

SITTING ROOM with double doors to rear, understairs storage cupboard.

LANDING with loft hatch.

BEDROOM A good sized double room with window to rear, tv point and wardrobe.

BEDROOM A good sized double room with window to front and tv point.

BATHROOM with ceiling extractor fan, panelled bath with shower over and tiled surround, pedestal wash hand basin, wc, wood effect flooring.

OUTSIDE TO FRONT is a one and a half space tarmacadam driveway.

OUTSIDE TO REAR A landscaped garden with a paved pathway and patio, mainly laid to lawn, stone chipping borders in part, gate to rear access, paneled fenced boundaries on all sides. Concealed bin store and garden shed.



GENERAL INFORMATION

TENURE We are informed the property is Freehold, although we have not seen evidence. We are informed that there is an estate charge of £175 per annum. Purchasers should check this before proceeding.

SERVICES We have been advised by the vendor there is mains gas, water, electricity and drainage connected to the property. However, this must 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.

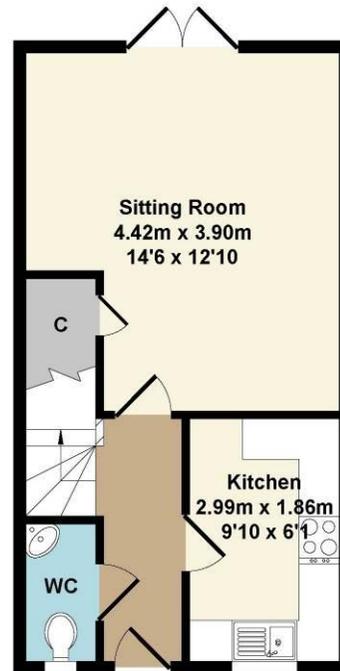
DIRECTIONS: Proceed south out of Stratford upon Avon via the Shipston Road. At the end of the road proceed straight over at the first roundabout. At the mini roundabout take the third exit onto the Clifford Chambers - Campden Road. Continue for approximately six miles and at the Meon Vale roundabout take the second exit onto Chatham Road. Take the first left onto Gundulf Road, continue to the end of Gundulf Road, take a slight right onto Bicester Road then left onto Ubique Road and left onto Rideau Road.

VIEWING: By Prior Appointment with the Selling Agents.

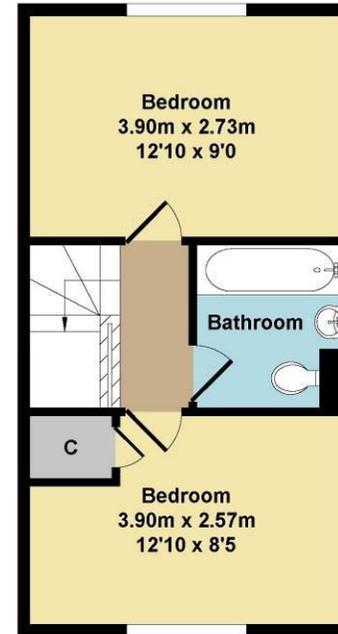
REGULATED BY RICS



Rideau Road, Meon Vale, CV37 8WR
Total Approx. Floor Area 58.60 Sq.M. (630 Sq.Ft.)



Ground Floor
Approx. Floor
Area 29.30 Sq.M.
(315 Sq.Ft.)



First Floor
Approx. Floor
Area 29.30 Sq.M.
(315 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.

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.



01789 415444

www.peterclarke.co.uk

53 Henley Street & 1 Meer Street, Stratford-upon-Avon, Warwickshire CV37 6PT

stratford@peterclarke.co.uk

Peter Clarke

Six offices serving South Warwickshire & North Cotswolds