

Peter Clarke



3 Cherry Orchard, Stratford-upon-Avon, CV37 9AP

Offers over £300,000

Offered with NO ONWARD CHAIN is this three bedroom, semi detached home, located within close proximity of Stratford town centre. Benefitting from modernisation and improvement this property offers two reception rooms, downstairs wc, gardens to front and rear, a garage and off road parking.



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 porch leading to

ENTRANCE HALL door to understairs storage cupboard.

SITTING ROOM gas fire with tiled surround and mantle over, door to garden.

DINING ROOM door to

KITCHEN matching wall, base and drawer units with work surface over incorporating stainless steel sink and drainer unit. Space for cooker, washing machine and fridge freezer, doors to pantry, garage and side.

FIRST FLOOR LANDING loft access and door to airing cupboard housing hot water tank.

BEDROOM

BEDROOM

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BATHROOM a green suite comprising bath with shower over and wash hand basin.

SEPARATE WC

OUTSIDE TO THE REAR is a garden mainly laid to lawn enclosed by shrub and hedge borders.

TO THE FRONT is a garden, off road parking and access to

GARAGE with up and over door, power and light, housing boiler and door to wc.



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.

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

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

DIRECTIONS: Proceed out of Stratford town centre on the B439 Evesham Road. Go past The Paddock public house and take the first left straight after onto Sanctus Road, turn right into Cherry Orchard where you will find the property on the left hand side identified by the For Sale board.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

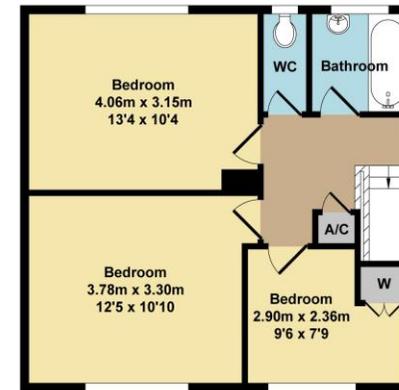


Cherry Orchard, Stratford upon Avon, CV37 9AP
 Total Approx. Floor Area 113.70 Sq.M. (1223 Sq.Ft.)

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
 70.0 Sq.M.
 (753 Sq.Ft.)



First Floor
 Approx. Floor Area
 43.70 Sq.M.
 (470 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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