



3 Bishops Close, Stratford-upon-Avon, CV37 9ED

- NO ONWARD CHAIN
- Ground floor bedroom/study with en suite
- Flexible living accommodation
- Block paved driveway
- Potential for modernisation and extension (STPP)
- Conveniently located north of the river
- Very well maintained by current owner



Offers Over £400,000

Offering great potential for modernisation, is this three/four bedroom detached home ready for a new family to make it their own. Having flexible living accommodation including a ground floor bedroom/study with en-suite, through sitting/dining room and a breakfast kitchen, and the added benefit of NO ONWARD CHAIN.

ACCOMMODATION

Entrance hall. Sitting room with coal effect gas fire with decorative surround and mantle over, archway through to dining room with sliding patio doors to garden. Breakfast kitchen with matching wall, base and drawer units with work surface over and incorporating stainless steel sink and drainer unit, integrated five ring gas hob with overhead hood and integrated oven, space for washing machine and dishwasher, door to under stairs storage cupboard and door to airing cupboard housing boiler. Door to side. Bedroom Four/Study with en suite comprising shower cubicle, wc and wash hand basin.

Landing with loft access (we understand this to be partially boarded) and a pull down ladder. Main Bedroom with built in wardrobes and drawers. Bedroom Two. Bedroom Three with built in wardrobes. Bathroom having coloured suite comprising bath with shower over, wc and wash hand basin set into useful storage.

Outside to the rear is a garden comprising a mix of paved patio, decking, a lawn, pond and greenhouse. Enclosed by fencing, wider than average area to the side with access to the front, and garden shed. To the front is a block paved driveway.

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 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 E.

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

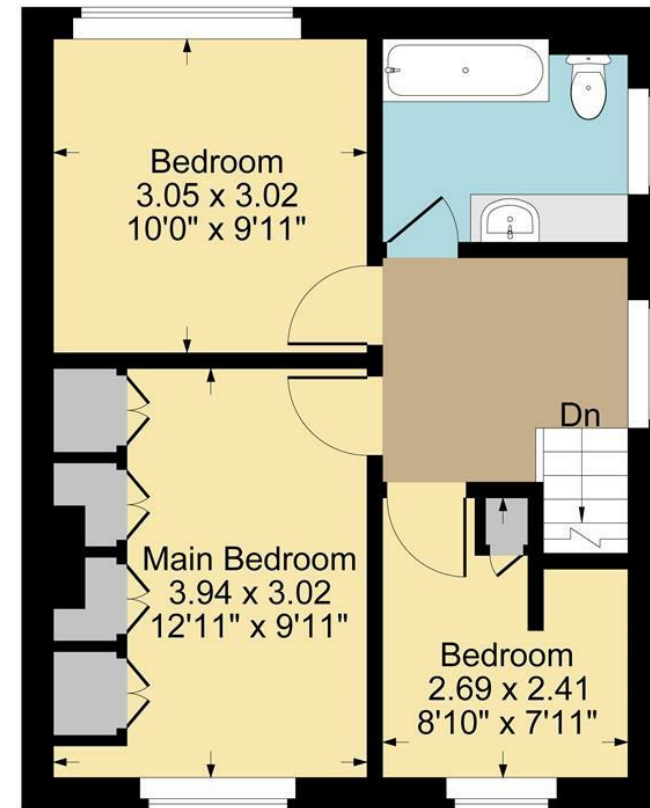
VIEWING: By Prior Appointment with the selling agent.



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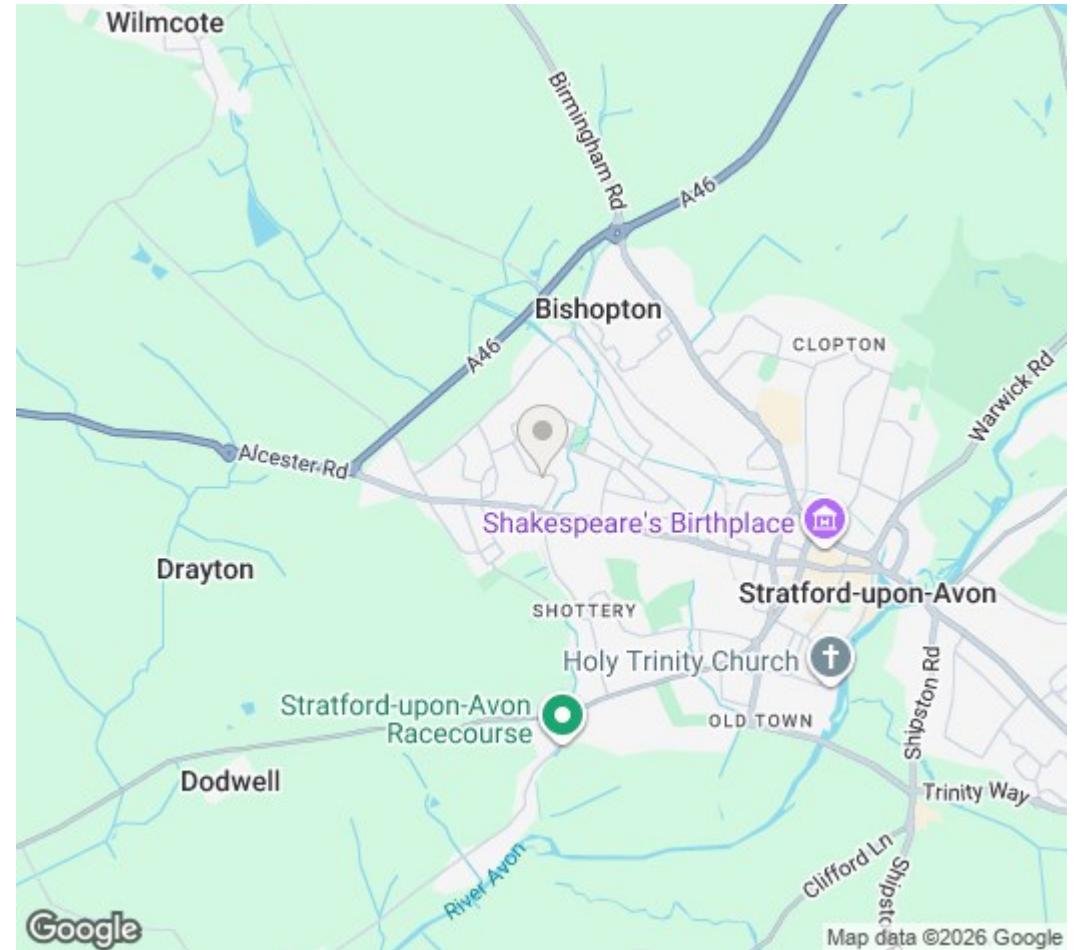
Ground Floor



First Floor



Approximate Gross Internal Area
Ground Floor = 64.80 sq m / 698 sq ft
First Floor = 39.38 sq m / 423 sq ft
Total Area = 104.18 sq m / 1121 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



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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