



46 Goose Lane, Lower Quinton, Stratford-upon-Avon, CV37 8TA

- Newly extended kitchen diner
- Sitting room with log burner
- South facing bay window
- Newly paved large drive
- Newly decorated bathroom
- Garden with patio and blossom tree



Offers Over £250,000

A unique two bedroom semi-detached bungalow close to the village amenities, whilst still being drivable to the famous Stratford upon Avon. With two reception areas, the property has recently been upgraded and extended. Providing self-contained accessible living with ample private parking.

ACCOMMODATION

Entrance hall with hanging space for coats. Sitting room with large south facing bay window, fireplace with log burner. Kitchen/diner with range of cupboards and work surface incorporating one and a half bowl sink with drainer, fridge, washing machine, dishwasher, four ring electric induction hob, double integrated oven, extractor hood, sky light, dining space. Bathroom with shower, wash hand basin, wc, heated towel rail and airing cupboard. Main Bedroom with fitted wardrobes and large window overlooking garden. Bedroom Two.

Outside the rear garden comprises patio, lawn, two sheds, storeroom and blossom tree. To the front is a newly bricked driveway allowing parking for three cars.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

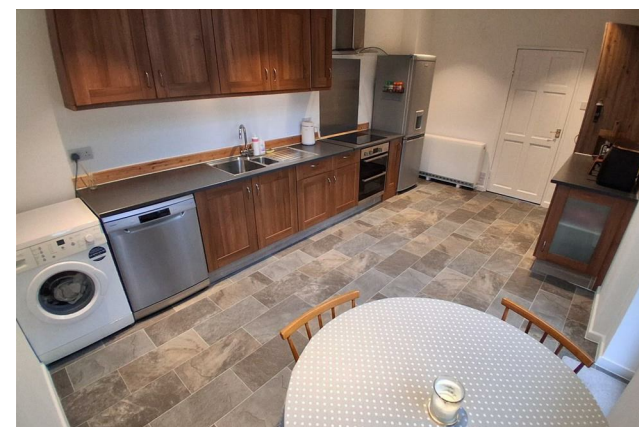
SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Electric storage heaters.

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.

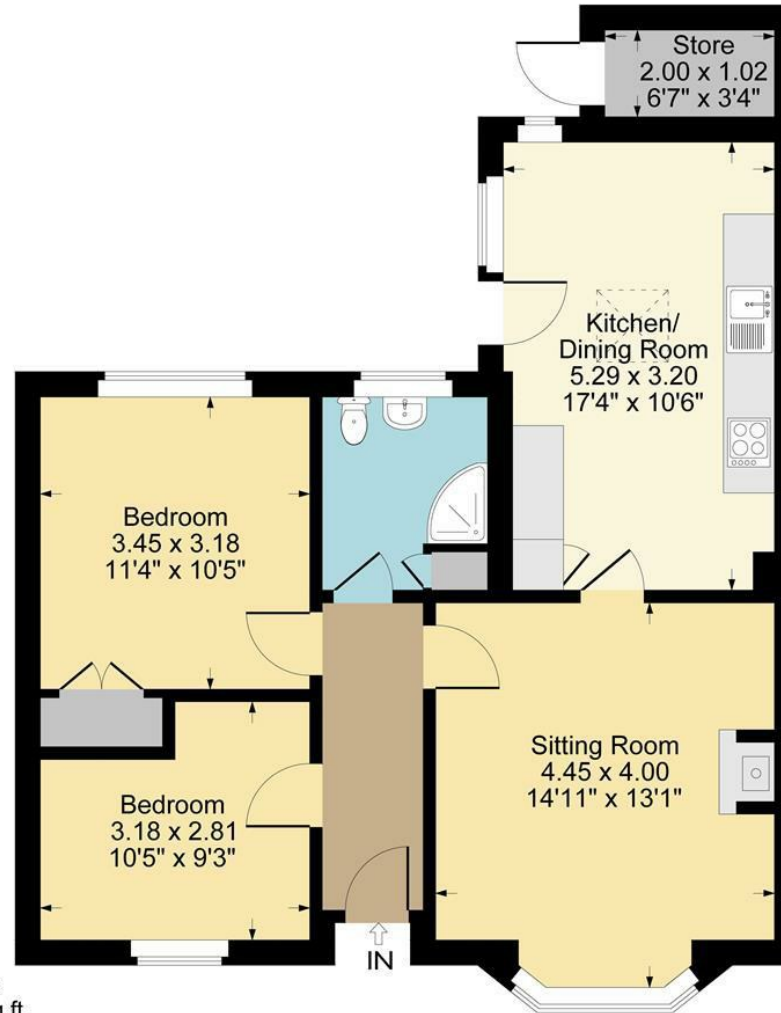
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band B.

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

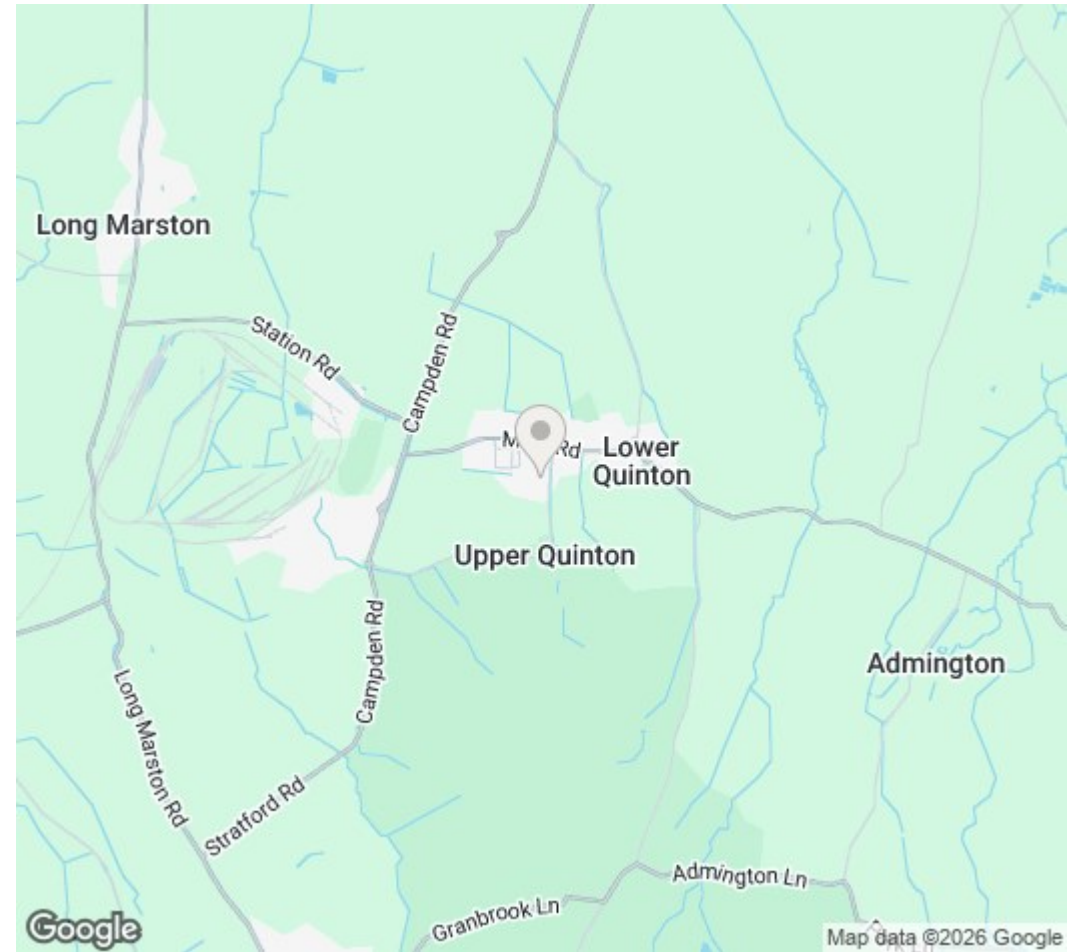
VIEWING: By Prior Appointment with the selling agent.



46 Goose Lane, Lower Quinton



Approximate Gross Internal Area
Ground Floor = 68.38 sq m / 736 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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