



24 Blenheim Road, Stratford-upon-Avon, Warwickshire, CV37 7RX

- NO ONWARD CHAIN
- Prime location south of the river
- Two bedrooms and two bathrooms
- Well presented throughout
- Well proportioned estate
- Off road parking
- Open outlook to the front



£289,950

Offered with NO ONWARD CHAIN, is this two double bedroom, two bathroom semi detached home located in a prime residential area south of the river. Boasting open plan living, a lawned rear garden, a driveway for two cars and an open outlook to the front.

ACCOMMODATION

Entrance hall with door to WC. Open plan living/kitchen with the kitchen area comprising matching wall and base units with work surface over and incorporating stainless steel sink and drainer unit, integrated oven, four ring gas hob and overhead extractor, space for appliances. The living room offers door to garden. To the first floor is the main bedroom with built in wardrobes and en suite comprising shower WC and wash hand basin, and a further second double bedroom. Family bathroom comprising bath, WC and wash hand basin.

To the rear is a lawned garden. To the front is off road parking for two cars.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. 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.

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.

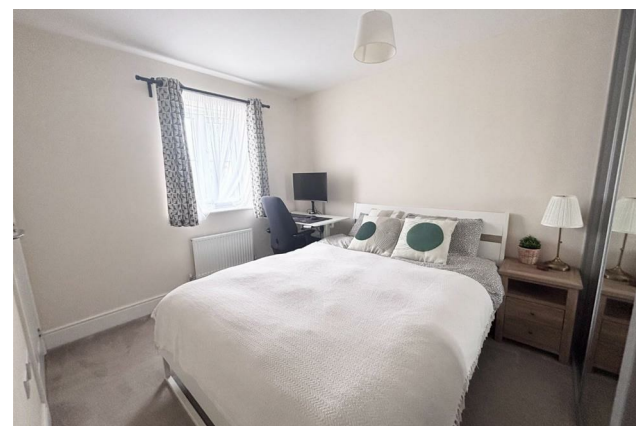
LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Superfast available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Jun26)

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

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

VIEWING: By Prior Appointment with the Selling Agents.

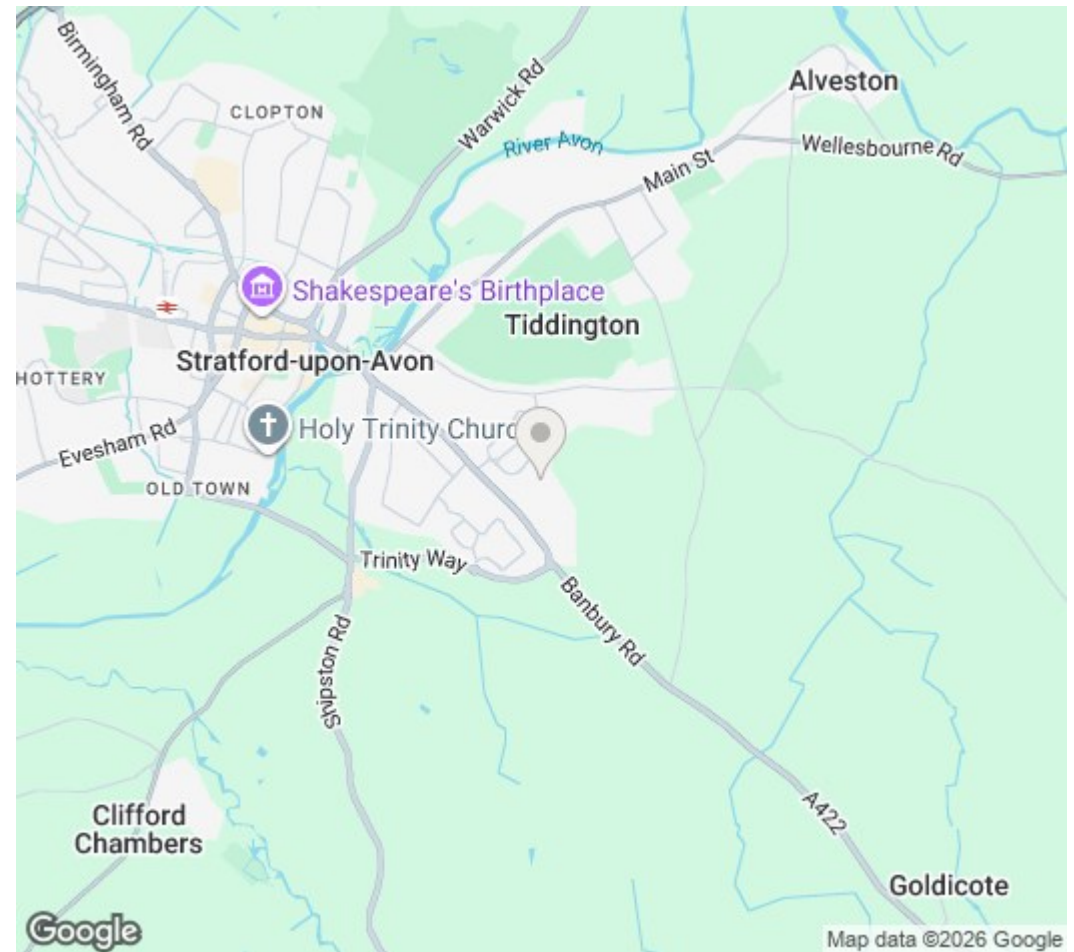


24, Blenheim Road



Total Area: 56.4 m² ... 607 ft²

All measurements are approximate and for display purposes only



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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serving South Warwickshire & North Cotswolds

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Peter Clarke

