



Flat 8, Lodge Court Lodge Road, Stratford-upon-Avon, Warwickshire, CV37 9DW

- One bedroom link-detached bungalow
- Close to the town centre
- Ideally situated for the railway station and Morrisons supermarket
- Allocated parking space to front
- Well proportioned accommodation
- Gas fired central heating
- NO CHAIN



£142,500

A one-bedroom link-detached bungalow residence occupying a convenient end position within Lodge Court, with the benefit of an allocated parking space to the front. The property is ideally situated for access to the town, railway station, hospital, Morrisons supermarket and local schooling, and provides well-proportioned accommodation with gas-fired central heating. The property is offered with NO CHAIN.

ACCOMMODATION

Front door opening into kitchen. Kitchen fitted with a range of base and wall cupboards and drawer units, together with a single stainless steel sink unit, Frigidaire cooker and Beko washing machine, main gas fired Combi boiler for central heating and hot water, radiator, windows to front and side elevations. Sitting room with window to front and radiator beneath, full height storage/airing cupboard with radiator. Door leading to Bedroom with large roof space, window to rear with radiator beneath. Door leading to en-suite bathroom with window, fitted with WC, wash hand basin and bath with Mira shower over and ladder radiator.

Outside, there is an allocated parking space to the front together with a paved foregarden and secure bin store. Gated side access leading to the small rear patio.

The property also benefits from recently installed cavity wall insulation.

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 fired 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. There is a shared passageway.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Sept26) | Minimum Mobile Coverage: 70% Vodafone (Checked on Ofcom Sept26)

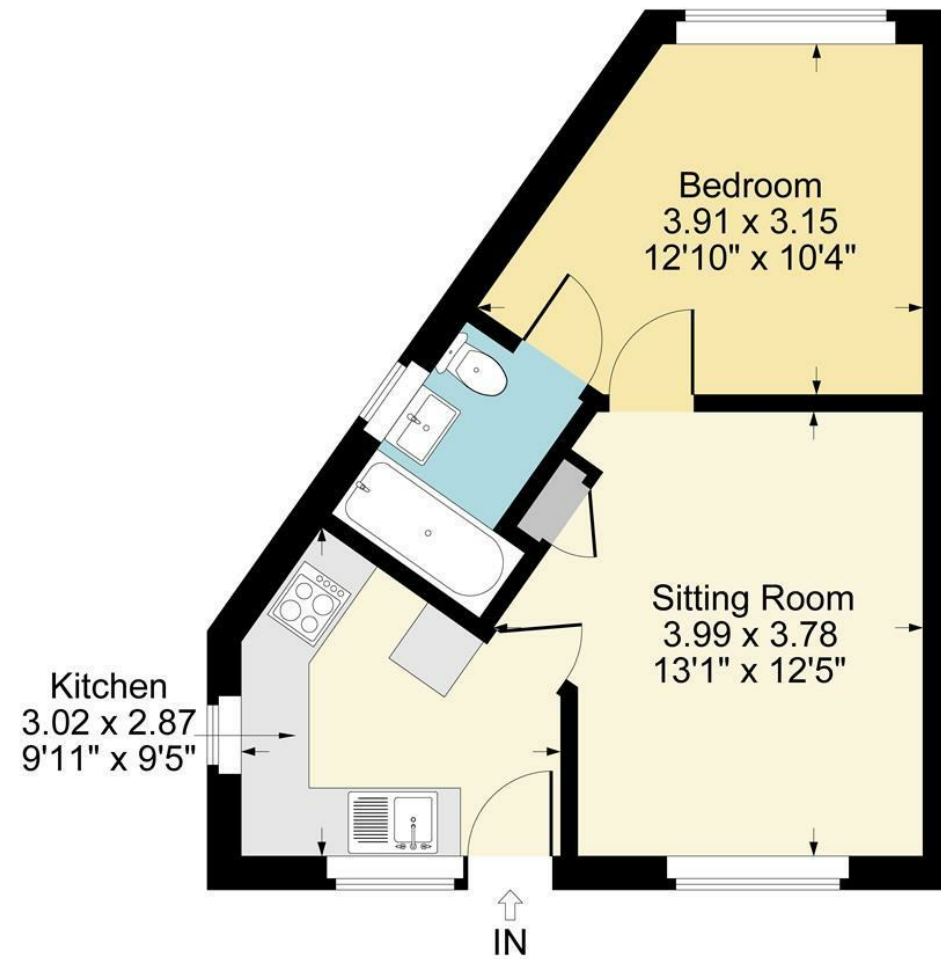
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band B.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. 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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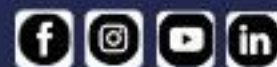
Approximate Gross Internal Area
Floor Plan = 34.46 sq m / 371 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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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Peter Clarke

AN ASSOCIATE OF WINKWORTH

Winkworth