

Peter Clarke



8 Camberley Way, Meon Vale, Stratford-upon-Avon, CV37 8WY

Offers over £255,000



A well presented three bedroom semi-detached property boasting off road parking and located in the popular Meon Vale development conveniently placed for both Stratford upon Avon and The Cotswolds. In brief accommodation comprises: entrance hall, sitting room, cloakroom, dining kitchen, three bedrooms, master with en suite, family bathroom, off road parking for two cars and a lovely rear garden.



**MEON VALE** is a popular development that offers a well stocked convenience store, sports centre, village hall and primary free school, community parkland and fibre optic broadband. It is also well placed for Stratford upon Avon to the north and the Cotswold villages to the south. The nearby small Warwickshire village of Long Marston has its own shop/Post Office, Inn and Church. The Green Way cycle path which runs through Meon Vale is approximately 5.8 miles to Stratford upon Avon.

## **ACCOMMODATION**

### **ENTRANCE HALL**

### **SITTING ROOM**

**INNER HALLWAY** door to understairs storage cupboard.

**CLOAKROOM** wc and pedestal wash hand basin.

**DINING KITCHEN** matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, integrated oven, four ring gas hob and overhead canopy extractor fan. Space for dishwasher, washing machine and tumble dryer, door to garden.

**FIRST FLOOR LANDING** with loft access.

**MASTER BEDROOM** built in wardrobes with sliding mirrored front and additional built in wardrobe.

**EN SUITE** shower cubicle, wc and pedestal wash hand basin, wall mounted heated towel rail.

### **BEDROOM TWO**

### **BEDROOM THREE**

**BATHROOM** a white suite comprising bath with shower over, wc and pedestal wash hand basin.

**OUTSIDE TO THE REAR** is a paved patio running the width of the property and the drive and is mainly laid to lawn with sleeper borders, a bark area to the rear (ideal for a children's playset), and a large shed/summer house. Gated access to the

**FRONT** which allows off road parking for two cars.



## 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. There is a maintenance charge payable for the estate TBC.

**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 C**

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

**DIRECTIONS:** Proceed out of Stratford town centre on the Shipston Road. At the end of the road proceed straight over the roundabout, and at the mini roundabout take the third exit signposted Clifford Chambers. Continue forward for approximately six miles and at the Meon Vale roundabout take the second exit onto Chatham Road. Take the first left onto Gundulf Road, follow the road slightly and turn left onto Camberley Way where you will find the property on the right hand side identified by the For Sale board.

**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**



AWAITING FLOOR PLAN

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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**Peter Clarke**

**Six offices serving South Warwickshire & North Cotswolds**