

Peter Clarke



Oak Bank, Church Street, Welford On Avon, Stratford-Upon-Avon, CV37 8EJ Offers over £500,000

A superb opportunity to acquire a detached bungalow sitting within a generous plot with off road parking and garage. Positioned in the very heart of the quintessential riverside village of Welford on Avon with its splendid pubs, local shop, independent delicatessen, golf course and an outstanding primary school. Further benefits include large sitting/dining room, conservatory, two double bedrooms, third bedroom/study and a huge loft space, which could be converted (subject to planning permission). NO CHAIN.



WELFORD ON AVON is a popular village approximately four-and-half miles from Stratford upon Avon and close to the North Cotswolds and the vale of Evesham. The Village has a range of local amenities, which include shop, Junior and Infant School and three Inns, sporting facilities and church, whilst more comprehensive facilities are available in the nearby towns of Stratford-upon-Avon (4 miles), Evesham (11 miles), Alcester and Birmingham (29 miles). The M40 motorway junction at Longbridge near Warwick is located within approximately 10 miles giving access to the regions motorway network.

ACCOMMODATION

ENTRANCE PORCH with ceramic tiled floor leads to:

ENTRANCE HALL with double cupboard housing immersion

water tank with shelving and rail above. Loft hatch which leads to a partly boarded loft with window in gable end with possibility to convert (subject to planning permission). Doors to sitting room, kitchen, three bedrooms and bathroom.

SITTING ROOM with window to front and two windows to side, feature electric fireplace with ceramic tiled hearth. Opens to:

DINING ROOM with sliding French doors to rear, door to:

KITCHEN with range of matching wall and base units with working surface over incorporating one and a half bowl stainless steel sink with drainer and four ring induction hob with extractor fan hood over. Integrated double oven.

CONSERVATORY with Perspex roof, door to side, worktop over with space under for washing machine, tumble dryer and dishwasher, space for fridge freezer.

MAIN BEDROOM with window to front, window to side, range of fitted wardrobes, dressing table, two bedside tables and a quadruple set of drawers which incorporate a window seat.

BEDROOM with window to side, over bed high level cupboard space and a double wardrobe to either side.

JACK N' JILL WC with opaque window to side, pedestal wash hand basin, wc, heated chrome towel rail, ceramic tiled floor.



BEDROOM THREE/STUDY An L shaped room with window to rear.

BATHROOM with two opaque windows to rear, panelled bath with shower over, wash hand basin and wc in fitted vanity unit with low level cupboards and drawers, chrome heated towel rail, ceramic tiled walls and floor.

TO FRONT is a sweeping tarmacadam driveway, which leads to the entrance porch largely laid to lawn front garden with planted beds and borders.

ATTACHED SINGLE GARAGE TO SIDE with up and over doors.



TO REAR Wrought iron double gates lead to rear with a pathway leading to rear garden, which is largely laid to lawn with mature planted beds, borders, timber shed, gravelled pathways, wrought iron gate to return side and panelled fence boundaries.

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 electricity, water and drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts. Electric heating.



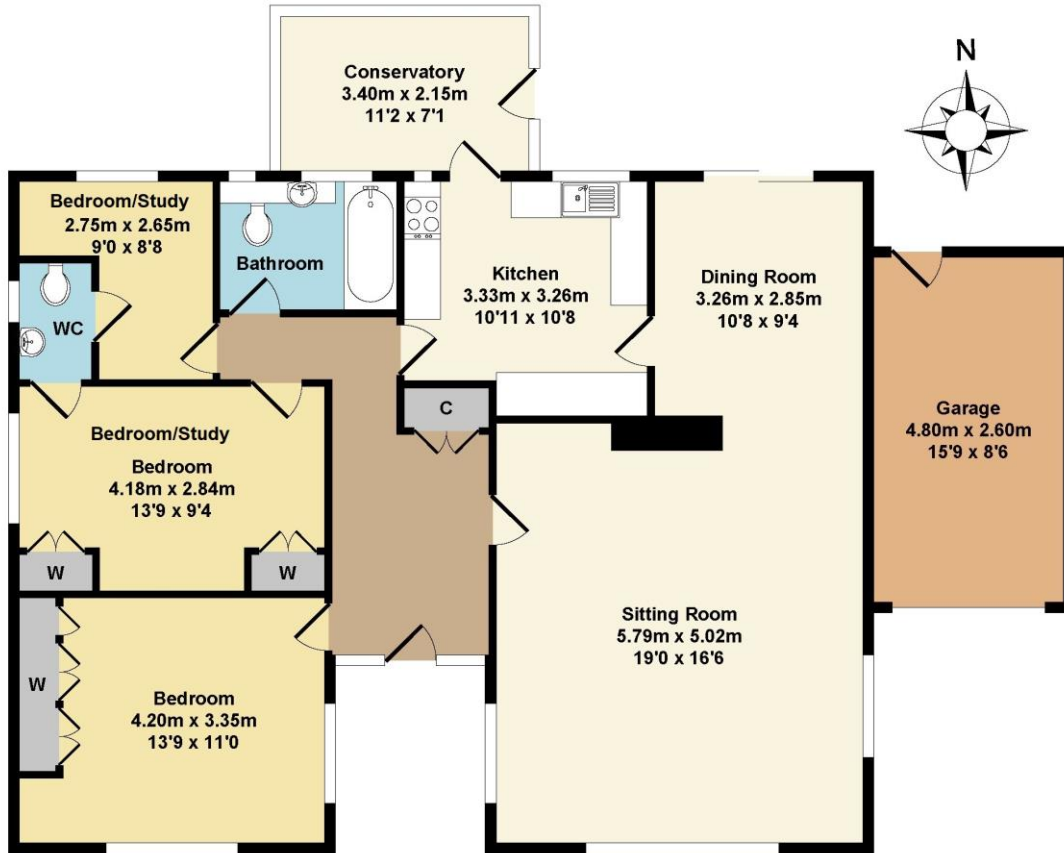
RIGHTS OF WAY The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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.



Church Street, Welford on Avon, CV37 8EJ
 Total Approx. Floor Area 121.10 Sq.M. (1304 Sq.Ft.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

DIRECTIONS: Proceed out of Stratford town centre west via the Evesham Road (B439). After approximately three and a half miles turn left at the signpost to Welford on Avon on to the Binton Road. Continue over the bridge and into the village and shortly after passing the Bell Inn, take the right hand turn in to Church Street. Follow Church Street down and approximately half way down on the right hand side you will find the property, before the turning to Church Lane.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



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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