



**Clopton Close,**  
Stratford-upon-Avon, CV37 6HL

Jeremy  
McGinn & Co 

Available at  
Asking Price £360,000



Nestled in a peaceful private cul-de-sac, this delightful two bedroom semi-detached bungalow is for sale with the benefit of No Onward Chain and conveniently located within walking distance of both the vibrant town centre of Stratford-upon-Avon and the rural serenity of the Welcombe Hills, meaning it really does offer the best of both worlds.

The property itself features a welcoming entrance lobby with a convenient downstairs WC off. The spacious and inviting Living Dining Room has a feature fireplace and plenty of space for a dining table. The Kitchen, located off an inner hallway, offers a range of wall and base units, oven/grill, hob, built-in fridge freezer and space for a washing machine. The Kitchen also has an external door, leading out to the side passageway running from the front of the property through to the rear garden. The two Bedrooms are both good-sized doubles, with one benefitting from a build-in wardrobe and a feeling of extra space given by a bay window with patio doors leading out to the rear garden. The modern shower room offers a large walk-in shower, WC and sink unit.

Outside to the front, the property has a single garage with off-road parking for 2-3 cars in front. To the rear, there is a pleasant, mature rear garden which is mainly laid to lawn with a patio area and planted borders.

We understand there is a service charge of £348 per annum (paid half-yearly) for the maintenance of the private road.





**Tax Band: C**

**Council: Stratford District Council**

**Tenure: Freehold**

### Money Laundering Regulations – Identification Checks

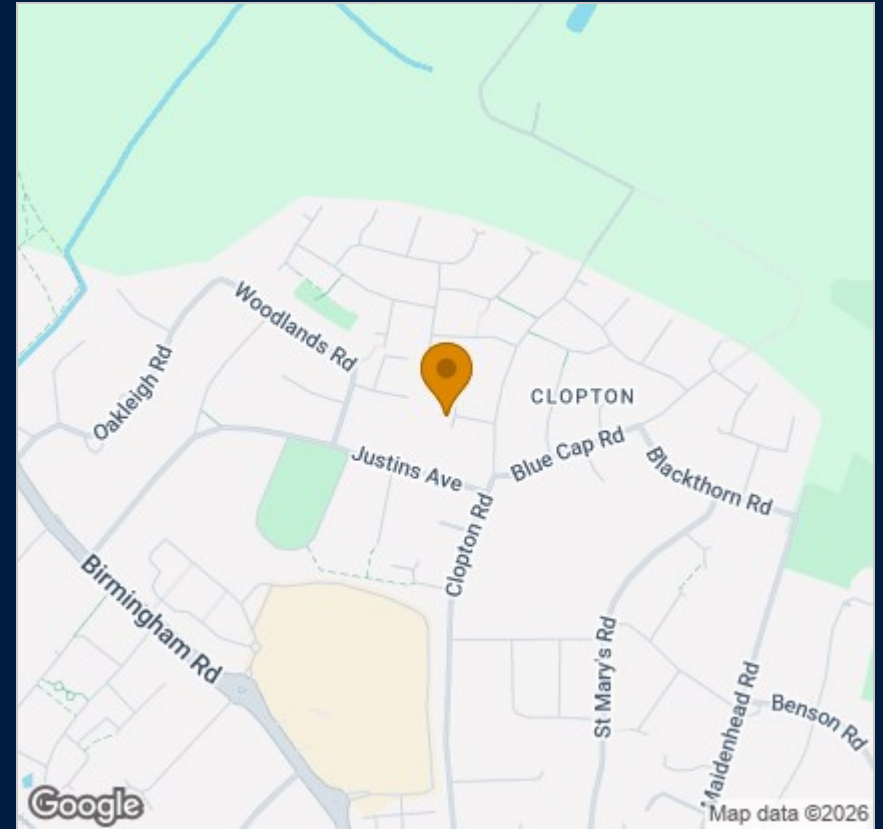
In line with The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

# Floor Plan



# Map

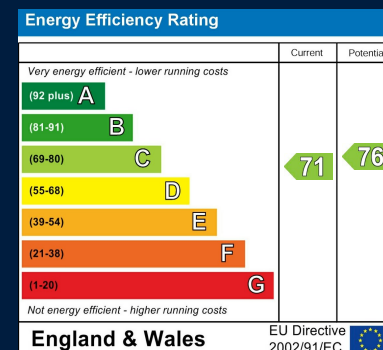


Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities.

Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

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# Energy Performance



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