



NIKKI HOMES  
PROPERTY CONSULTANTS

## Magdalen Close, Lower Quinton, Stratford-upon-Avon

**£280,000**

2 bedroom bungalow for sale | Freehold **SSTC**



Magdalen Close, a small cul-de-sac situated within the desirable village of Lower Quinton with Stratford-Upon-Avon only 6.2 miles away, the Fosse Way 6.4 miles down the road and local towns such as Evesham within 13.4 miles.

Lower Quinton offers a Primary School, choice of local shops and amenities as well as doctors surgery, public house and village hall.

A spacious two bedroom, semi-detached bungalow that has been modernised by the current homeowner which includes the likes of a Wren Kitchen, Amtico flooring, log burner and redecoration.

Internally the property comprises; porch, hallway, living / dining room, modern kitchen with quartz worktop surfaces, two double bedrooms and three piece family shower room.

The property also benefits from an attractive rear garden with patio area that steps down to a lawn with mature flower beds to side, garden shed and further patio area. There is a single garage to side with store for logs which is accessible from the rear garden or off the breakfast kitchen.

To the front the property offers ample parking for a couple of cars with a gravel drive and up and over garage door.

Mains electricity, oil tank and water are connected to the property. Drainage is via the main system. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax:

Local Authority: Stratford District Council.

Viewings: Strictly by prior appointment via the selling agent.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Please Note:

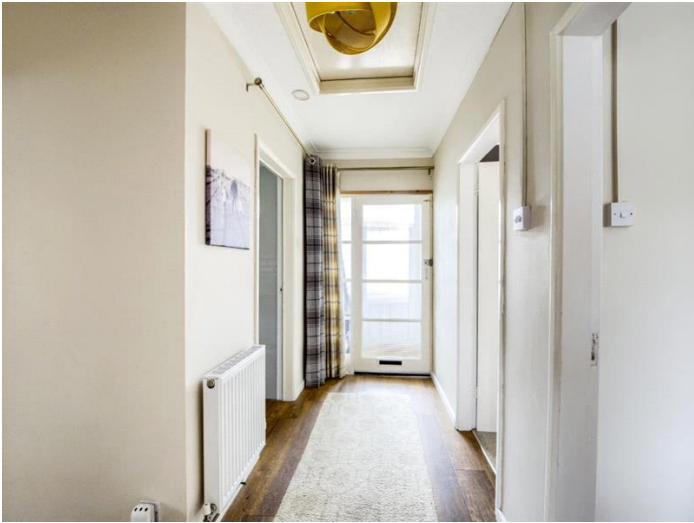
- 1: These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to re-check the measurements before committing to any expense.
- 4: Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers' interests to check the working condition of any appliances.
- 5. No person in the employment of Nikki Homes has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of Nikki Homes, nor enter into any contract on behalf of the Vendor.
- 6: Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Call for more information or to arrange a viewing.

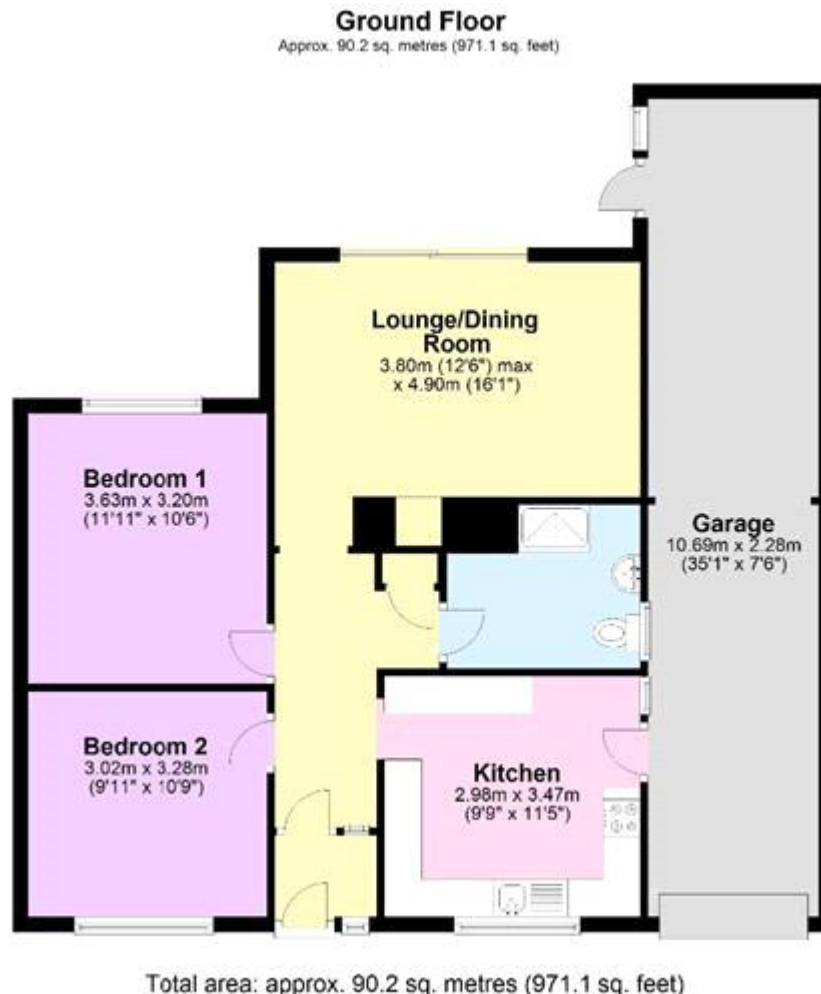
Tenure: Freehold

Parking options: Garage

Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.