





# Bell Lane, Snitterfield, Stratford-upon-Avon

2 bedroom bungalow for sale

Guide Price £500,000 Freehold

## Description

Welcome to this charming two-bedroom detached bungalow, nestled within the picturesque village of Snitterfield, just a stone's throw away from the renowned Stratford-upon-Avon and main transport links of the A46 and M40. This delightful property is situated on a substantial plot, offering a perfect blend of tranquillity and convenience.

As you approach, the property's appeal is immediately evident. The integral garage, with the added potential for conversion, stands as a versatile space, offering possibilities for expansion or additional functional use.

The bungalow itself exudes a welcoming atmosphere. Step through the front door into a thoughtfully designed interior, featuring two cozy bedrooms that capture natural light, creating an airy and inviting ambiance. The living room is well-proportioned, with doors out onto the large and private rear garden.

The heart of the home lies in the kitchen/dinner, offering stunning views over the rear garden and ample storage space. The potential to convert the garage or loft (STPP) also provides flexibility for those looking to customize the space to suit their specific needs, whether it be an additional bedroom, a home office, or a recreational area.

The property's location in Snitterfield adds to its allure, combining the serenity of village life with easy access to the cultural and historical richness of nearby Stratford-upon-Avon. Enjoy the convenience of local amenities including a local shop, dentist, farm shop, sports club with tennis courts, primary school, nursery, village pub and local golf course, while savouring the charm of a close-knit community.



In summary, this two-bedroom detached bungalow presents a rare opportunity to own a home on a substantial plot with the added potential. Don't miss the chance to make this property your home and create a haven in the heart of this desirable location.

#### PLEASE NOTE:

##### Services

Mains electricity, gas 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 01789 267575.

##### 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.

Tenure: Freehold

Parking options: Garage

Garden details: Private Garden

## **Tenure**

Freehold









NOT TO SCALE

**Approximate Total Floor Area**  
**82.15 Sq m - 884 Sq ft**



This plan is for illustration purposes only





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>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only

Nikki Homes

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