



NIKKI HOMES
PROPERTY CONSULTANTS

Arden Heath Bungalow, Loxley Road, Stratford-upon-Avon

Guide Price £1,000,000

5 bedroom bungalow for sale | Freehold

*** DEVELOPMENT
OPPORTUNITY ***

UNEXPECTEDLY RE AVAILABLE

A rare opportunity to purchase this individual detached bungalow set in a good size plot of just over three quarter of an acre, located in a sought after area of Stratford upon Avon and with a one bedroom ANNEXE.

Briefly comprises;

27' Living room with real fire place and views around the wrap round garden, a separate spacious dining room with views over the front, good size study, snug/second reception room

Large Kitchen with window over the rear garden, utility room, 4 double bedrooms and the 5th bedroom is currently set up as ANNEXE with its own kitchen area and ensuite bathroom. However this could be converted back, making it back to a 6 bedroom home.

Outside there is a detached D O U B L E G A R A G E to side of the property, plus a LARGE METAL FRAMED SHED and to the front there is plenty of OFF ROAD Parking, with an extensive garden area.

Plenty of options with this home!

Call for pre launch details; 01789 532211

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.

Tenure: Freehold

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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/fittings 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.



Total area: approx. 327.8 sq. metres (3313.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	79

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.