



NIKKI HOMES  
PROPERTY CONSULTANTS

## Cherry Orchard, Stratford-upon-Avon

**£390,000**

2 bedroom bungalow for sale | Freehold

Cherry Orchard, a deceptively spacious two bedroom, link-detached bungalow positioned within a cul-de-sac with the potential for no onward chain.

Less than a mile away is Stratford Upon Avon town centre with a local convenience store on the Evesham Road along with a local bus route.

The property itself comprises; entrance hall with stores, a spacious living room with feature fireplace, separate kitchen / diner that offers ample storage units and door to side, two double bedrooms with views overlooking the rear garden and a three piece bathroom.

Externally the property benefits from a side passage / utility space, mature and well maintained rear garden with a spacious patio area ideally for garden furniture and access to a summer house. A single garage is attached to the side with separate store to rear and ample parking to front for a couple of vehicles alongside a low maintenance fore garden.

Viewings

Strictly by prior appointment via the selling agent.

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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 recheck 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 what ever in relation to this property on behalf of WHF, 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

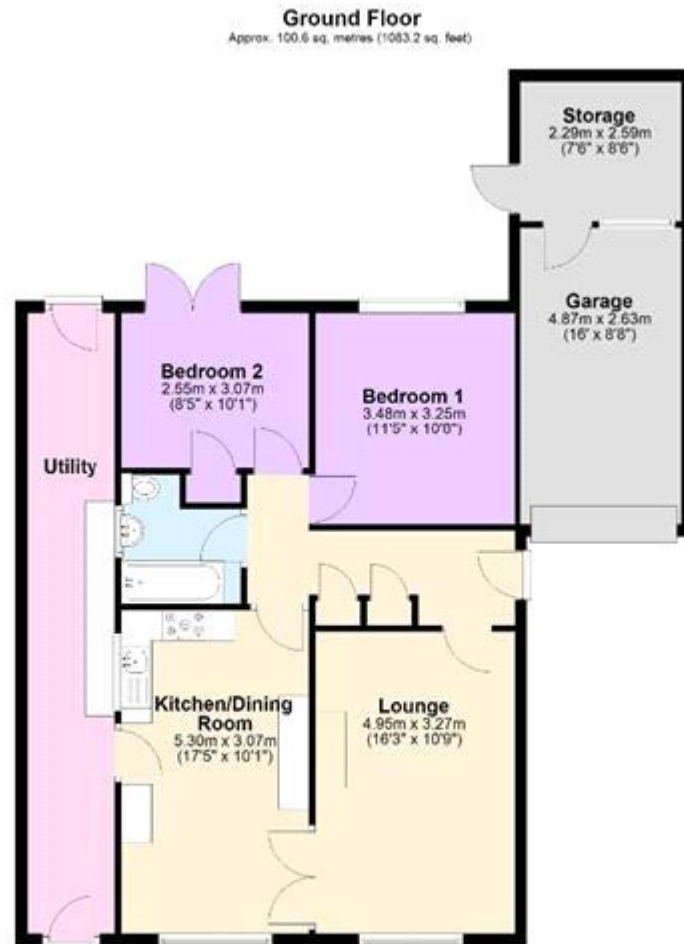
Parking options: Garage

Garden details: Private Garden

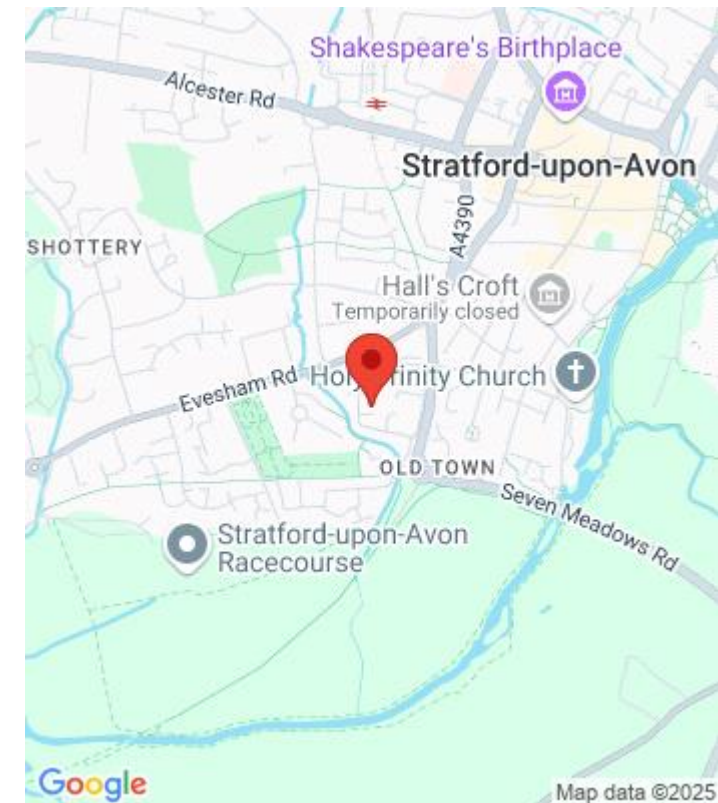




Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 100.6 sq. metres (1083.2 sq. feet)



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		
England & Wales		
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.