



NIKKI HOMES
PROPERTY CONSULTANTS

Waterloo Drive, Stratford-upon-Avon
£530,000

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

Waterloo Drive, a sought after cul-de-sac that is positioned off one of the most desirable roads within Stratford-Upon-Avon in Banbury Road.

With the town centre within a mile of the property and with a Tesco Express a short walk away, this lovely home is ideal for those looking to be within central Stratford.

The property itself has been tastefully improved and modernised by the current homeowner over the past three years to create a turn key property.

On entering through the porch, you are lead into the hallway with Herringbone flooring that flows through several parts of the bungalow, a spacious living room leads onto a recently replaced solid roofed conservatory, kitchen / dining room with integrated appliances as well as housing a newly fitted Bosch combi boiler, three bedrooms with the smallest offering an en-suite shower room and a further three piece family bathroom.

Externally comprises a well maintained rear garden which is predominantly laid to lawn with patio area, block paved drive to front that offers parking for at least three vehicles and a single garage with electric door.

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.

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.

Council Tax Band: D (Stratford District Council)
Tenure: Freehold
Parking options: Garage
Garden details: Private Garden



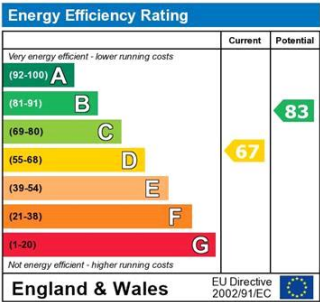
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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

NOT TO SCALE

Approximate Total Floor Area inc. Garage
98.52 Sqm - 1061 Sq ft



This plan is for illustration purposes only



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.



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