



NIKKI HOMES
PROPERTY CONSULTANTS

Bosworth Avenue, Stratford-Upon-Avon Offers Over £325,000

3 bedroom semi-detached house for sale | Freehold **SSTC**

If you are looking for an immaculate home within walking distance to Stratford Upon Avon, Town Centre - Then This Is The Home For You.

A well presented semi detached home. This three-bedroom home, just six years old, boasts a well laid out design. All rooms are light and airy and of a good size. The accommodation comprises of Entrance Hallway/Cloakroom/Kitchen Diner With Built In Appliances & A Versatile Conservatory - Which Leads Out To The Landscaped Rear Garden.

The Property Has Three Good Size Bedrooms/Ensuite & Famly Bathroom. This Home Also Offers Plenty Of Storage.

The Single Garage Is At The Back Of The Garden & Benefits From Electric Doors. Plenty Of Parking In Front Of The Garage.

Viewing Event - 27/01/24 - 11am Onwards - Call To Arrange Your Appointment.

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 07460583621/ 01789 532211 for more info or to arrange a viewing

PLEASE NOTE:

Council Tax

Local Authority: Stratford District Council 01789 267575.

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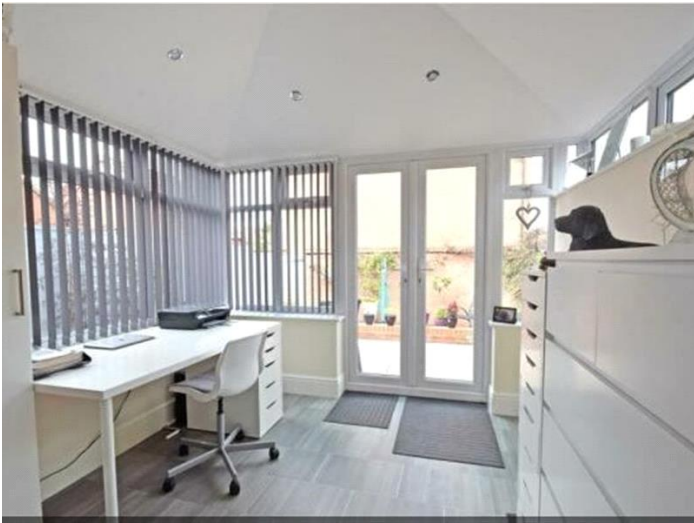
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Tenure: Freehold

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.

Bosworth Avenue, Stratford
Total Approx. Floor Area 74.80 Sq.M. (806 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan and dimensions, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any and all errors in measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not detailed and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 37.40 Sq.M.
(403 Sq.Ft.)
(Conservatory not included)

First Floor
Approx. Floor
Area 37.40 Sq.M.
(403 Sq.Ft.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B		
(69-80) C	82	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.



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Viewing by appointment only
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Office 1, Reids Ind Estate, Welford Road, Long Marston, Warwickshire CV37 8RA
Tel: 01789 532211 Email: hello@nikkihomes.co.uk Website: nikkihomes.co.uk