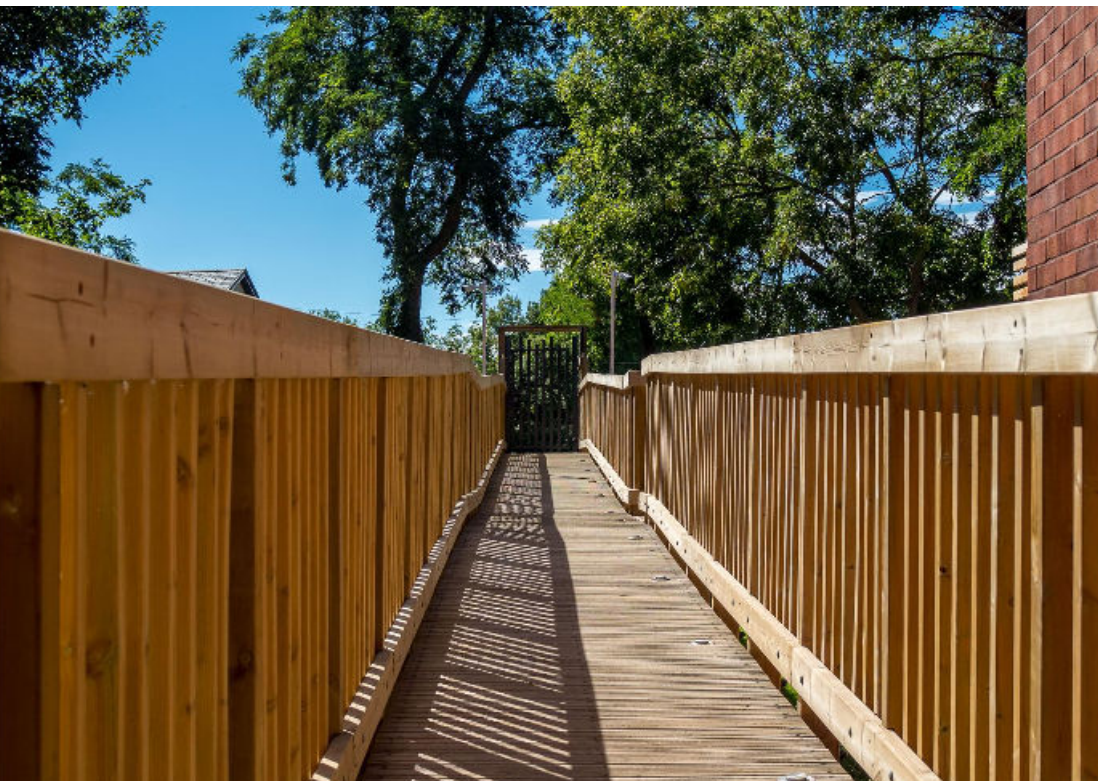


No.65 Shipston Road, Stratford-upon-Avon CV37 7LN







Light-filled end of terrace town house close to town centre.



High specification
3 double bedrooms
3 en suites
Private terrace
Gated development
2 parking spaces

Guide price
£665,000



On the prestigious Othello Way development with its large glazed aluminium framed windows, bi-fold doors and extending glass box bays, No.65 is amongst a contemporary collection of houses built for modern living in Stratford-upon-Avon. Featuring a high specification finish with brands including Siemens, Porcelanosa and Siematic, to name a few, and offering views towards the landscaped grounds and parkland beyond.

Stratford-upon-Avon offers everything you need for everyday living and is only a short, scenic stroll away over the purpose-built tramway. It is also well served by road and rail links for the commuter and adventurer alike.

By car: Warwick - 10 miles, Leamington Spa - 13 miles, Birmingham - 27 Miles, Cheltenham - 34 miles, Oxford - 55 miles



Approximate Gross Internal Floor Area
146.2 sq m/1574 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

NOT TO SCALE

Warranty

Premier 10 year guarantee warranty

Management Company

Management Company to be appointed to maintain all communal areas. Annual service charge TBC

Council Tax

Stratford District Council Band F

Services

Mains gas, electricity, water & drainage. Provision for BT & Virgin Cable Networks

Tenure

Freehold

Knight Frank
 Cotswold New Homes
 Bridgeway House
 Stratford-upon-Avon
 CV37 6YX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more.

Chris Priestley
 01789 206971
chris.priestley@knightfrank.com

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated [12/08/2020]. Photographs and videos dated [12/08/2020].

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Connecting people & property, perfectly.