



VAUGHANREYNOLDS
ESTATE AGENTS

11 Marigold Road
Stratford-upon-Avon, CV37 7DW



The Property

Located within easy reach of Stratford upon Avon town centre, this modern semi detached home has been thoughtfully modernised and extended by the current owners, so offers a generous level of accommodation over two levels, Versatility is enhanced by way of a garden lodge, serving as an ideal work from home, or hobbies space

Being set back from the road beyond a foregarden with tandem driveway to side, the internal accommodation comprises; Entrance hall with guest WC, cloaks and stairs rising with under storage. The kitchen is well equipped with a bank of fitted storage, ample worksurface and a range of integrated appliances.

The living room is located to rear, is filled with natural light through a window and doors set to garden. There is ample space for both dining and seating, making this a versatile room.

To the first floor, a central landing provides access to three good size double bedrooms and the house bathroom. This space is well appointed with a panel bath with shower over, wc, pedestal wash hand basin and complimentary tiling throughout.

Externally, there is a pleasant enclosed garden to rear, laid mainly to lawn with a paved terrace and useful detached timber building, serving as a great home office or hobbies space. A double glazed door then leads through to a part covered tandem parking area and electric charging point.







The Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





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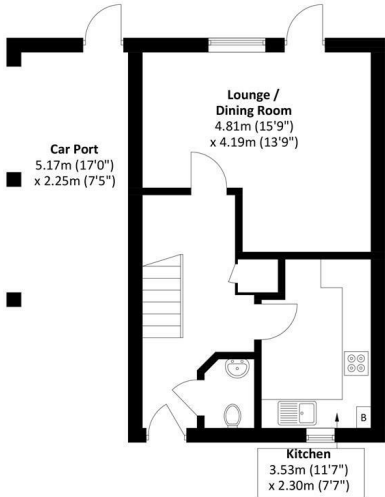


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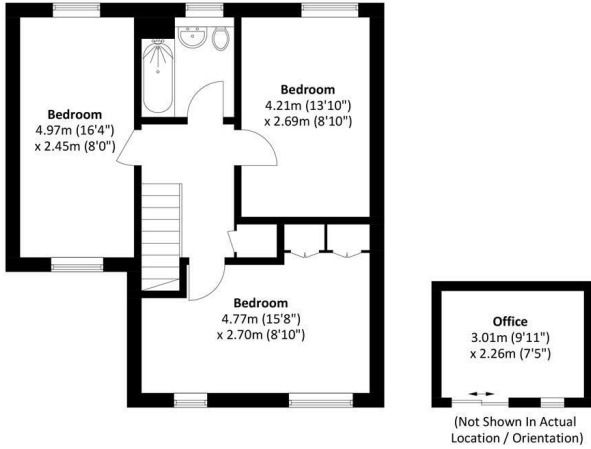


GENERAL INFORMATION

Ground Floor
Approx. 38.2 sq. metres (411 sq. feet)



First Floor
Approx. 50.8 sq. metres (547 sq. feet)



Total area: approx. 89.0 sq. metres (958 sq. feet) (Excluding Car Port / Office)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1064231)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		77	
(69-80) C			
(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	

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property. There is a service charge of £10.13 per month.

Local Authority: Stratford, Council Tax Band C

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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