



**VAUGHANREYNOLDS**  
ESTATE AGENTS

14 Carters Lane  
Tiddington, Stratford-Upon-Avon, CV37 7AP





## The Property

Ideally positioned in a quiet cul-de-sac, on the river side of Tiddington village, close to all the local and wider amenities at hand, this end of terrace period home benefits from a spacious living/dining room, kitchen/breakfast room, 2 double bedrooms, generous family bathroom and enclosed rear garden. Viewing is strongly recommended to fully appreciate the accommodation on offer which in brief comprises:

Entering the property you are greeted by a generous living/dining room in which to entertain guests with wood-burning effect fire (Open fireplace in situ), useful storage and window to the front and the side. A door leads to

Kitchen/Breakfast Room, a bright room with a range of wall and base units and built in appliances. There is a window to the rear of the property and door to side. Gas fired Worcester Bosch combi boiler.

From the living/dining room, stairs rise to the first floor landing which has doors leading to the two double bedrooms, bathroom and another useful storage cupboard.

Bedroom 1 is a good sized double room with window to front and built in wardrobes

Bedroom 2 is a spacious double bedroom with built in wardrobe and window.

Family Bathroom is a larger than average bathroom with WC, hand wash basin and bath.







Outside, the rear garden is very private and provides a lovely place to enjoy a barbeque with friends. There is private off road parking for one vehicle.

### 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.



# GENERAL INFORMATION



Total area: approx. 64.4 sq. metres (692.9 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

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.

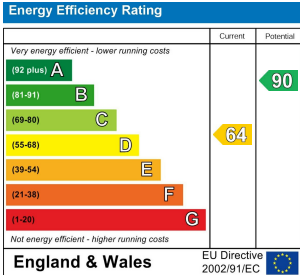
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

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.



**VAUGHANREYNOLDS**  
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT  
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk