

Parker Mercer Durnian

Warwickshire

www.parkermercerdurnian.co.uk



190 Drayton Avenue

Stratford upon Avon

CV37 9LD

Price Guide £245,000

01926 499428

Location



The town of Stratford Upon Avon is famous for being the birth place of William Shakespeare and home to the renowned Royal Shakespeare theatre. This prosperous and vibrant riverside town attracts almost four million visitors a year who come to enjoy its rich variety of culture, retail, restaurants and buildings of historic interest.



The town is well served by motorway and rail connections with frequent and regular train services to Birmingham and London



A light and well proportioned three bedroom family home conveniently placed for Stratford upon Avon town centre

The gas centrally heated accommodation offers Entrance Hall, Lounge/Dining Room, Kitchen/Breakfast Room, Sun Lounge/Utility Room, Cloaks/W.C., Three Good Size Bedrooms, Family Bathroom and front and rear Garden

No Forward Chain

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Stratford Upon Avon

Ground Floor

Reception Hall

Having stairs rising to the first floor and doors radiating to

Lounge/Dining Room 15'10" x 14'4"

With a window to the front elevation and door to

Kitchen/Breakfast Room 11'4" x 10'4"

Having a window to the rear elevation and comprising a range of base and wall mounted kitchen units with ample worktop surfaces over and incorporating stainless steel sink and drainer, space for refrigerator, double electric oven, ceramic hob for extractor hood over and space for dining table and chairs and door leading to

Rear Lobby

Cloaks/W.C.,

Useful Walk in Storage Cupboard 7'9" x 5'11"

Sun Room/Utility Area 16'10" x 5'10"

Having windows and door leading to the rear garden

First Floor

Landing

Having access to boarded loft space with light, Airing Cupboard, over stairs Storage Cupboard and doors radiating to

Bedroom One 13' x 8'6"

With a window to the front elevation

Bedroom Two 10'10" x 10'9"

Having a window to the rear elevation

Bedroom Three 9'10" x 8'9"

With a window to the front elevation and a cupboard housing combi central heating boiler (fitted approx. 2019)

Bathroom

Having a window to the rear elevation and comprising a walk in shower cubicle, low flush W.C., and pedestal wash hand basin



Outside

To the front of the property is a pretty fore garden and the rear garden is fully enclosed and offers outside seating and entertaining areas and has a gated rear access

General Information

Tenure

The property is freehold

Services

All mains services are connected to the property

Post Code

CV37 9LD

Council Tax

Stratford District Council Band C

Possession

Vacant possession will be given upon completion

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