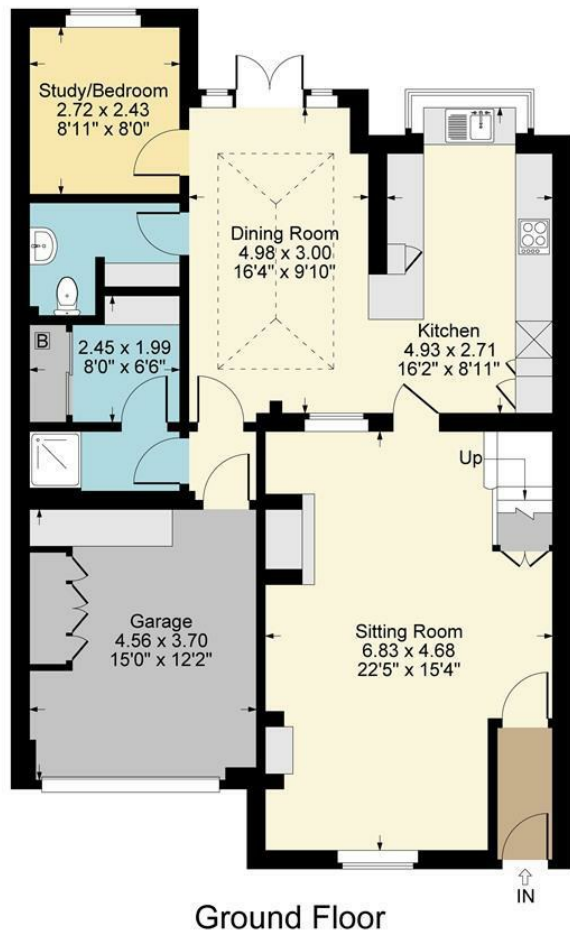


Peter Clarke



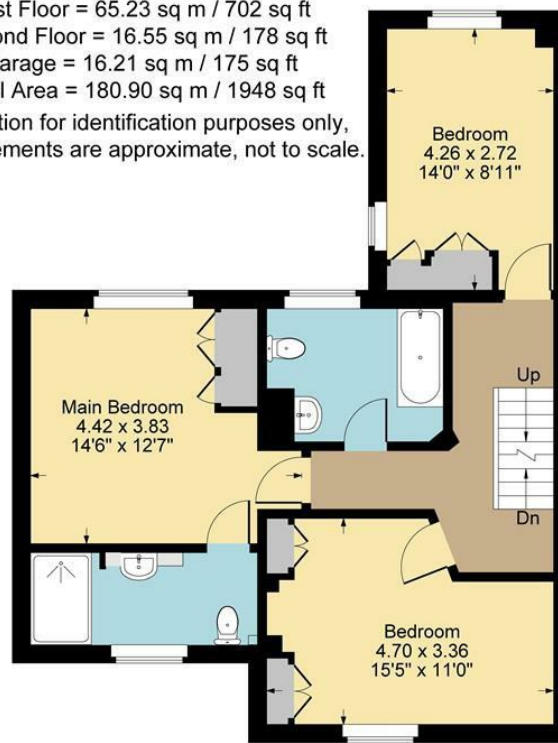
10 Holtom Street, Stratford-upon-Avon, CV37 6DQ

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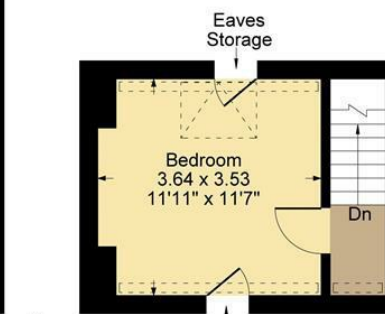


Ground Floor

Approximate Gross Internal Area  
 Ground Floor = 82.91 sq m / 893 sq ft  
 First Floor = 65.23 sq m / 702 sq ft  
 Second Floor = 16.55 sq m / 178 sq ft  
 Garage = 16.21 sq m / 175 sq ft  
 Total Area = 180.90 sq m / 1948 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



First Floor



Second Floor



- Spacious semi-detached and extended town residence
- Four/Five bedrooms
- Three bathrooms (one en suite)
- Flexible downstairs accommodation
- Converted short garage
- Low maintenance, good size rear garden
- Close to the River Avon, Holy Trinity Church and the R.S.T.
- No through road and walking distance to the town centre



Guide Price £825,000

In the heart of the Old Town a substantial extended and flexible four/five bedroom, three bathroom semi detached residence towards the foot of a no through road with the benefit of a short garage. Offering a spacious gross internal area of 1,948 sf. ft overall. The accommodation is spacious, light and well proportioned, offering a particularly flexible layout on the ground floor, including a recently installed shower room. A good sized low maintenance rear garden completes the picture and early viewing is recommended.

#### ACCOMMODATION

Front door opens to entrance hall fuse box.

#### CLOAKROOM

with wc, wash hand basin, shelves and cupboards

#### SITTING ROOM

with window to front and internal window to rear, former fireplace/ bookcase feature, stairs to the first floor, under stairs cupboards, fireplace with brick surround and timber mantle, boarded flue and shelving.

#### KITCHEN

with a range of country style cream painted timber base and wall cupboard and drawer units with working surfaces. One and half bowl sink, tiled splashbacks. Four ring gas hob, hood over, stainless steel double oven, integrated fridge, freezer and dishwasher. Open shelves, pull out larder cupboard and open to

#### DINING ROOM

with French doors to rear, large lantern roof allowing plenty of light, door off to inner hallway and door to garage.

#### GROUND FLOOR SHOWER ROOM

#### DRESSING ROOM

including wardrobes, also housing the Worcester Bosch gas fired central heating boiler. Base and wall cupboard units, fuse box.

#### STUDY/BEDROOM FIVE

over looking the garden.

#### FIRST FLOOR

#### BEDROOM ONE (REAR)

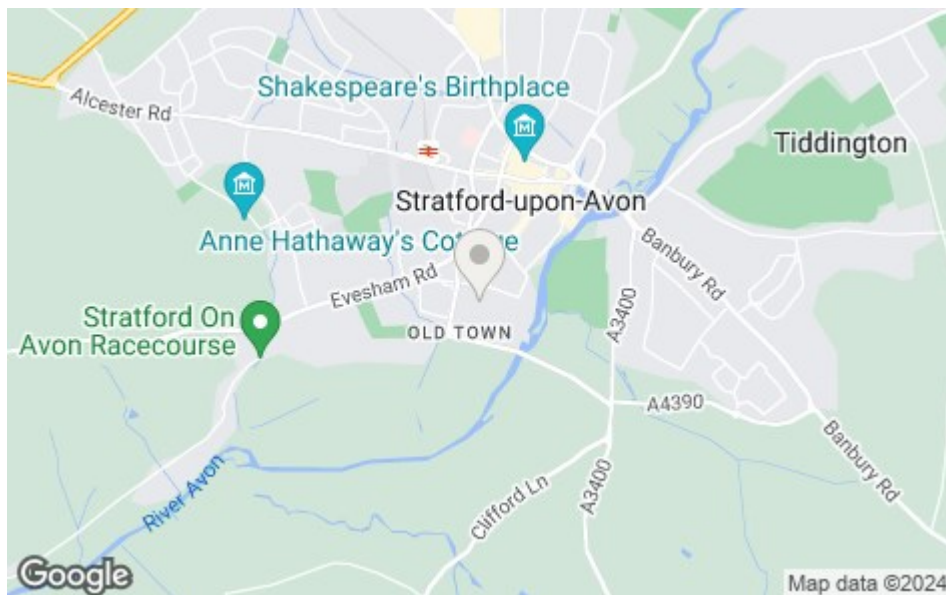
with wardrobes.

#### EN SUITE SHOWER ROOM

with wc, wash hand basin, shower and fitted cupboards.







### **BEDROOM TWO (REAR)**

with fitted wardrobes

### **BEDROOM THREE (FRONT)**

with fitted wardrobes

### **BATHROOM**

wash hand basin, wc and bath with shower over

### **SECOND FLOOR**

### **BEDROOM FOUR**

with velux roof light and eaves storage

### **OUTSIDE**

### **GARAGE**

with up and over door to street. Fitted base cupboard unit with single stainless steel sink, plumbing for a washing machine, matching wall cupboards and further run of cupboards and drawers providing excellent storage. Gas meter, electrical wall heater.

### **REAR GARDEN**

The rear garden is landscaped and designed for low maintenance with extensive decking, central paved entertaining/sitting area, established silver birch tree.

### **GENERAL INFORMATION**

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electric, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

**AGENTS NOTE:** We are informed that the property sits in a Conservation Area.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



# Peter Clarke



Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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