

Peter Clarke



2 Gilbert Close, Stratford-upon-Avon, CV37 0EF

- Quiet position, very close to the Welcombe Hills
- Hall, sitting room, dining room, kitchen/breakfast room, cloakroom with wc
- Four bedrooms, main with en suite bathroom
- Ample parking to front and garage
- Attractive south-easterly facing garden



Guide Price £465,000

Situated very close to the Welcombe Hills is this extended four bedroom detached property providing two reception rooms, kitchen/breakfast room, four bedrooms, bathroom and en suite. Ample parking to the front, garage and south-easterly facing attractive gardens.

#### ACCOMMODATION

A front door leads to hall. Sitting room with stone fireplace housing pebble gas fire, oak floor. Opening to dining room with sliding door to garden, oak floor. Kitchen/breakfast room with single bowl single drainer sink unit, range of cupboards, space and plumbing for washing machine and dishwasher, Worcester gas heating boiler, gas cooker point, space for fridge freezer, tiled floor, under stairs storage cupboard. Cloakroom with refitted wc, wash basin with cupboards below.

Landing with access to partly boarded roof space, with ladder, linen cupboard. Bedroom 1 with downlighters. en suite with wc, wash basin, shower cubicle with rainfall shower head, fitted cupboards, chrome heated towel rail, downlighters. Bedroom 2 with sliding doors to wardrobes. Bedroom 3 with fitted wardrobes. Bedroom 4. Bathroom with wc, wash basin with cupboards below, bath with rainfall shower head and attachment.

Outside there is block paved and stone gravelled parking to front, garage with electric roller door with remote control, power and light, pedestrian door to side, overhead bike storage system. Gated access to side leads to rear garden with patio, electric awning over, lawn, decked area to rear, planted borders and enclosed by wood fencing.

#### 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 electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

**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.

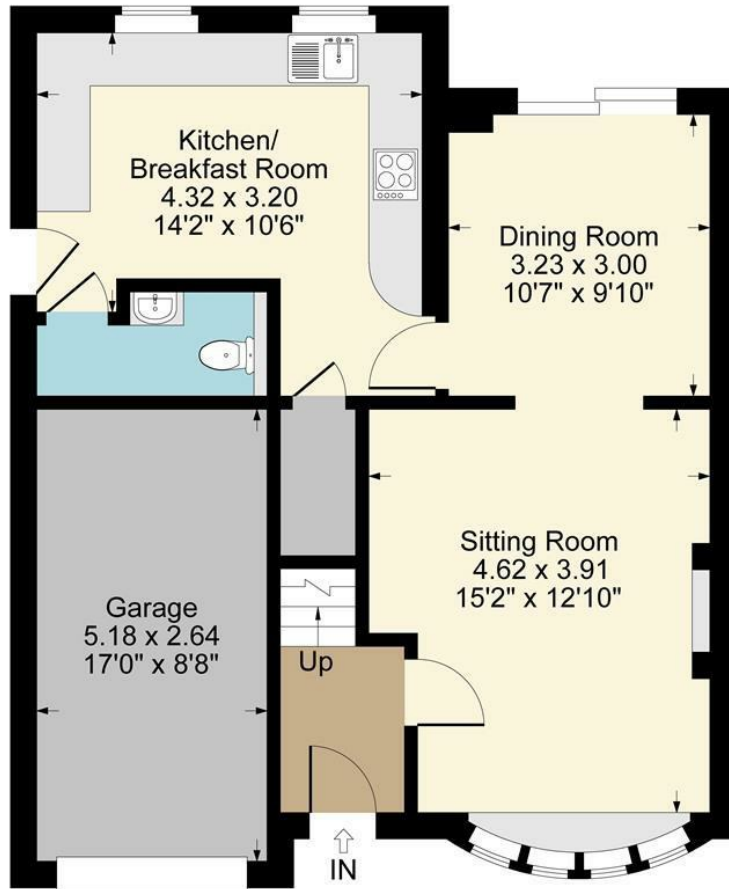
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

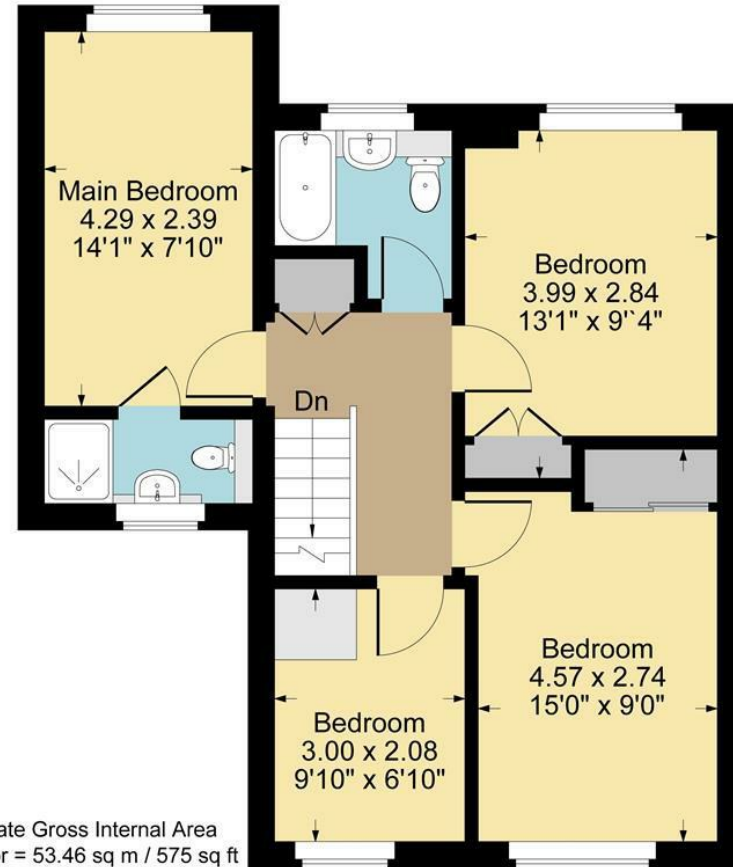
**VIEWING:** By Prior Appointment with the selling agent.



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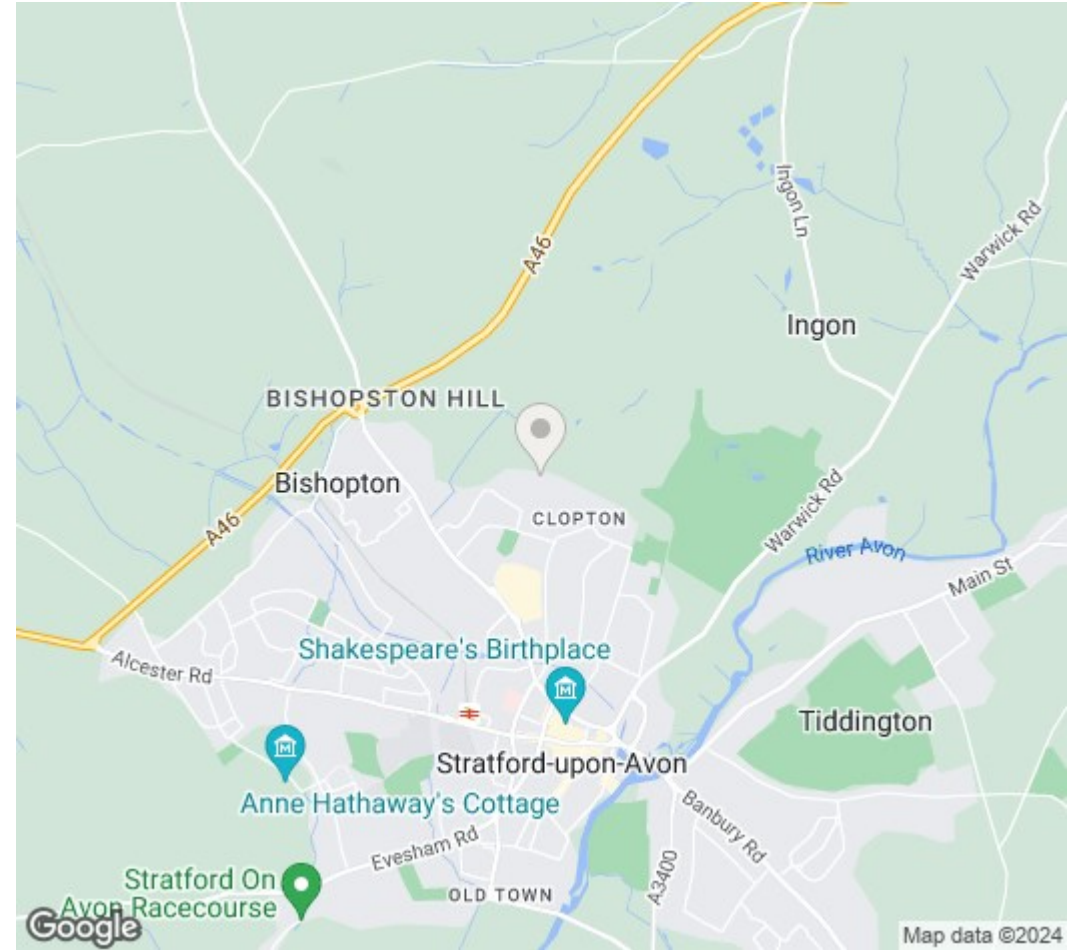
Ground Floor



First Floor

Approximate Gross Internal Area  
Ground Floor = 53.46 sq m / 575 sq ft  
First Floor = 55.42 sq m / 597 sq ft  
Garage = 13.68 sq m / 147 sq ft  
Total Area = 122.56 sq m / 1319 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.





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.

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