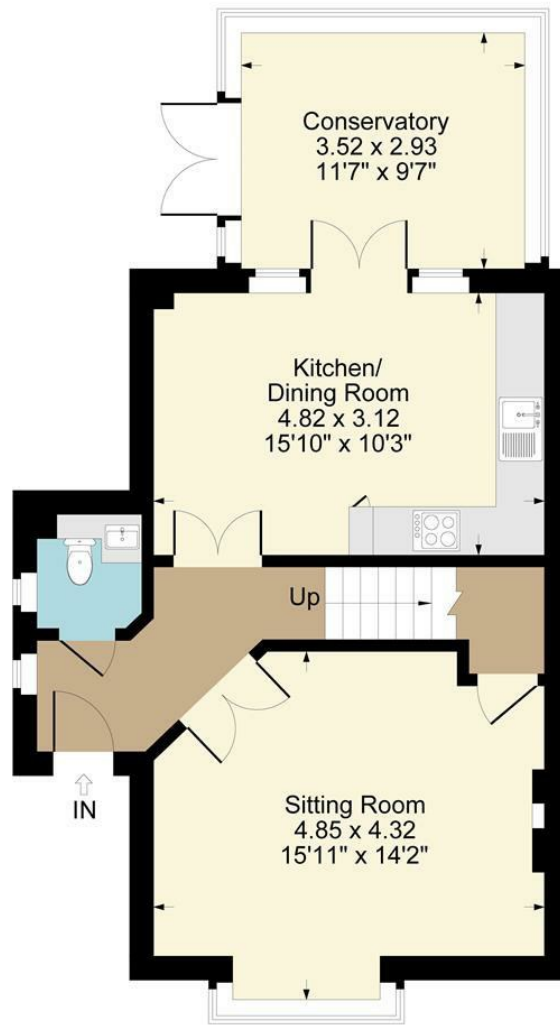


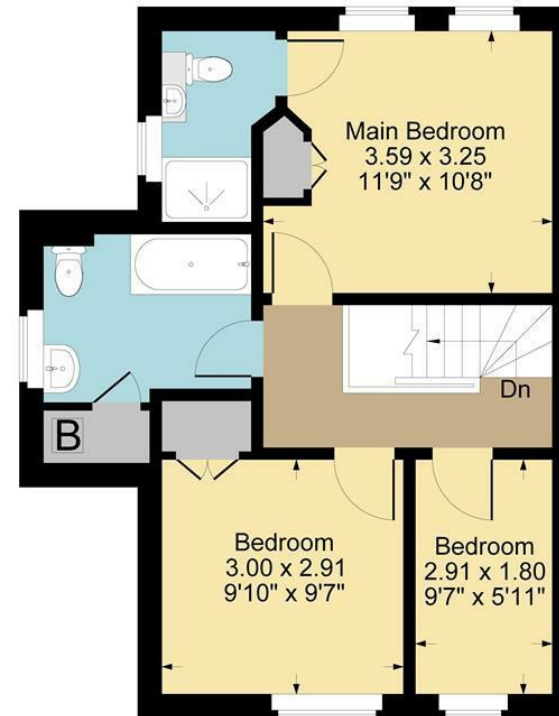


Peter Clarke

8 Brownlow Drive, Stratford-upon-Avon, CV37 9QS



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 56.54 sq m / 609 sq ft
First Floor = 44.09 sq m / 475 sq ft
Total Area = 100.63 sq m / 1084 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



- Immaculately presented
- Upgraded accommodation
- Close walking distance of town centre
- Quiet cul de sac location
- Hall and cloakroom
- Large conservatory
- Three bedrooms
- Bathroom and refitted en suite.
- Parking for two cars to front
- Attractive good sized rear garden



Guide Price £440,000

An immaculately presented and upgraded three bedroom mews style property located in a quiet cul-de-sac within close walking distance of the town centre. Providing a light and spacious feel with sitting room, kitchen/dining room, large conservatory, three bedrooms, refitted en suite bathroom, parking to front and attractive good sized rear garden.

ACCOMMODATION

ENTRANCE HALL

with double doors to kitchen and sitting/dining room.

REFITTED CLOAKROOM

with wc and wash basin with cupboards below, panelling to walls, tiled floor, ladder towel rail.

SITTING ROOM

with bay window to front, stone effect fireplace surround, understairs storage cupboard, shelving.

KITCHEN/DINING ROOM

with one and half bowl single drainer sink unit, range of cupboards and work surface, four burner gas hob with oven and grill below, splashback and filter hood over, built in dishwasher and washing machine, space for American style fridge freezer, tiled splashbacks, downlighters.

CONSERVATORY

with underfloor heating, electric heater, tiled floor, dwarf wall, French doors to side with upgraded self-cleaning roof.

FIRST FLOOR LANDING

BEDROOM ONE

with wardrobes.

REFITTED EN SUITE

with wc, wash basin with cupboard below, large shower cubicle, part wood panelling to walls, electric towel rail, downlighters.

BEDROOM TWO

with wardrobes.

BEDROOM THREE

with access to roof space.

BATHROOM

with wc, wash basin, bath with shower over, tiled floor, airing cupboard with recently replaced Worcester gas heating boiler, ladder towel rail.







OUTSIDE

There is resin bond drive for two vehicles with block paved path. Lawned front garden with box hedging, planted borders, gated access to side leading to the rear garden.

GENERAL INFORMATION

REAR GARDEN

with lean-to shed with tiled roof, composite decked pathway leading to seating area, fencing to sides.

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.

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.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

