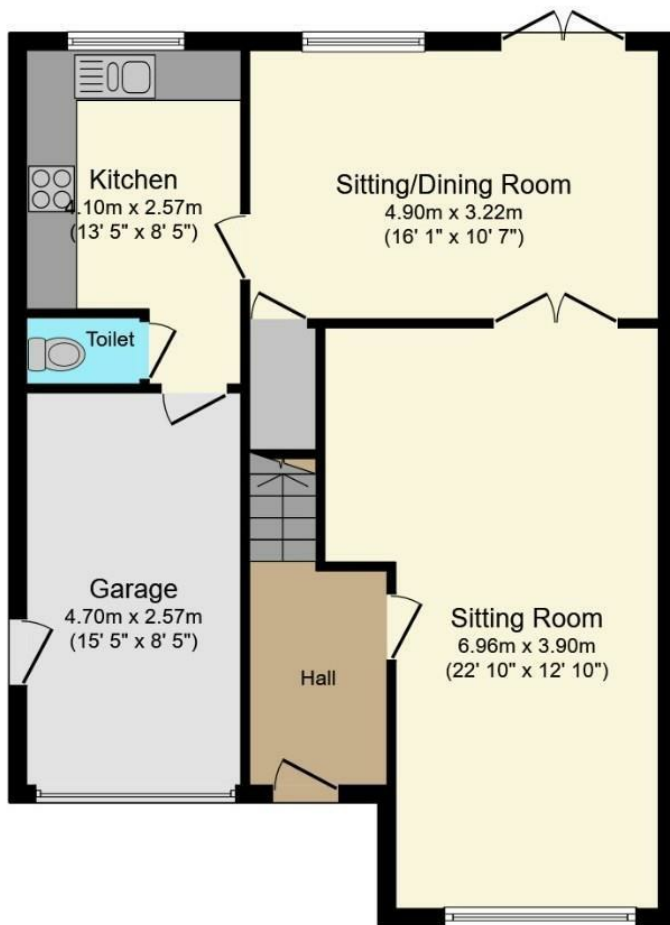


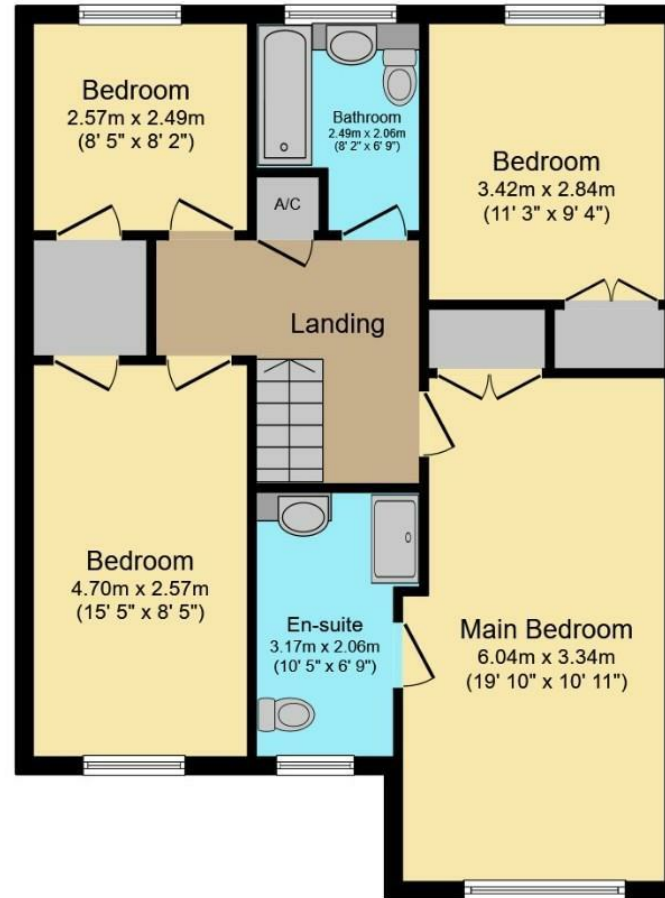
Peter Clarke



22 St. Martins Close, Stratford-upon-Avon, CV37 9QW



**Ground Floor**



**First Floor**

Total floor area 142.5 m<sup>2</sup> (1,534 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



- Very well presented throughout
- Close walking distance of town centre
- Enviaible position
- Pleasant outlook to front and rear
- Large sitting room, good sized second sitting/dining room
- Kitchen, cloakroom
- Four bedrooms, bathroom and en suite
- Ample parking and garage, attractive private gardens



Offers Over £585,000

A four bedroom detached residence tucked away in an enviable position and situated within close walking distance of the town centre. Two large reception rooms, kitchen, four bedrooms, bathroom and en suite. Parking to front, garage, very attractive gardens with private rear garden and pleasant outlook.

#### ACCOMMODATION

A front door leads to

#### ENTRANCE HALL

with wood floor.

#### SITTING ROOM

with limestone fireplace housing electric fire. Double doors to

#### SITTING/DINING ROOM

with French doors to rear, under stairs storage cupboard.

#### KITCHEN

with one and a half bowl single drainer sink unit, range of cupboards with granite work surfaces, built in fridge, dishwasher, four ring induction hob with filter hood over, built in oven and grill, microwave and warming drawer, chrome heated towel rail.

#### CLOAKROOM

with wc and wash basin, chrome heated towel rail.

#### FIRST FLOOR LANDING

with access to roof space, airing cupboard with hot water cylinder and immersion heater.

#### BEDROOM ONE

with built in wardrobes plus a range of fitted wardrobes, dressing table and drawers.

#### EN SUITE

with wc, wash basin with cupboards below, and large shower cubicle. Tiled floor, chrome heated towel rail.

#### BEDROOM TWO

with double doors to built in wardrobe.

#### BEDROOM THREE

with access to built in wardrobe.

#### BEDROOM FOUR

with access to shared built in wardrobe.

#### BATHROOM

with wc, wash basin with cupboards below and bath with folding shower screen and shower over, tiled floor, chrome heated towel rail.

#### OUTSIDE

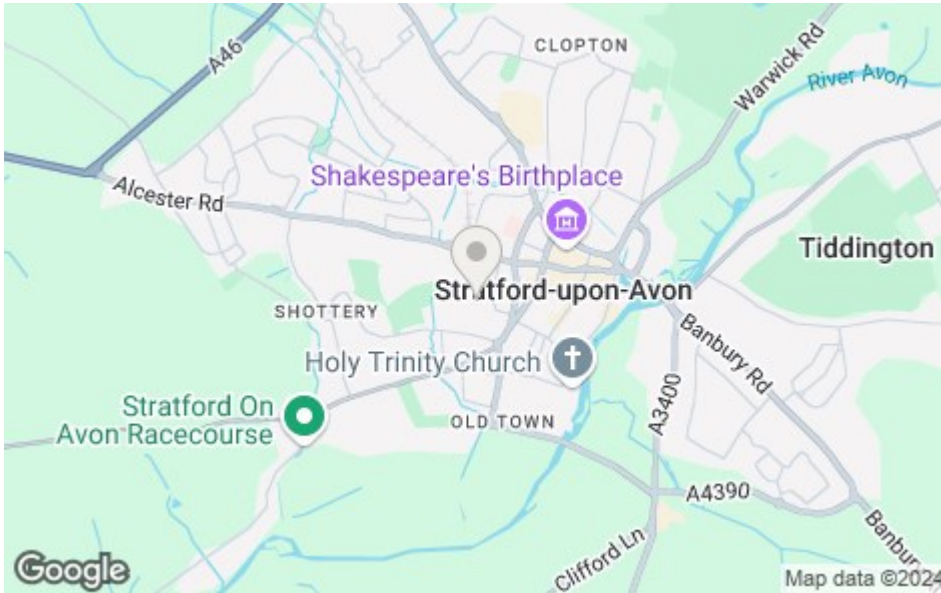
To the front there is block paved parking and a lawned front garden with a range of evergreen, shrub and perennial planted borders. Access to

#### GARAGE

with double doors to front, sink, space and







plumbing for washing machine, Worcester gas heating boiler, door to side.

Gated access leads to both sides to

### **REAR GARDEN**

with a pleasant outlook, patio, lawn, evergreen, shrub and perennial planted borders, garden shed, electric awning to patio.

### **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 F.

**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.





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Peter Clarke

