

Peter Clarke



Northwick, 62 Albany Road, Stratford-upon-Avon, CV37 6PQ

- End of terrace period property
- Walled garden and garage
- Five bedrooms, three reception rooms and a kitchen
- Bathroom and ground floor shower room
- Original cellar and large loft space
- Viewing highly recommended



£595,000

A rare opportunity to purchase this five bedroom end of terrace town house with a mature landscaped walled garden and a garage to the rear. Located in the very heart of Stratford with huge scope to enlarge (STPP) and further improve.

#### ACCOMMODATION

Entrance hall. Dining room with bay window to front, feature gas fireplace (capped). Sitting room with double doors to garden, feature gas fireplace. Breakfast room with two windows to side and door to cellar, high level wall mounted gas fired boiler. Kitchen with window and door to side. Updated in 2018 with a range of matching wall and base units with work top over incorporating one and a half bowl stainless steel sink and four ring gas hob with brushed metal extractor fan hood over, integrated oven and combination oven, space for tumble dryer, tiled floor. Shower room with windows to rear and side, shower cubicle with electric shower, wash hand basin, wc, plumbed for washing machine, tiled floor. Cellar with lightwells to front and side, painted brick walls and exposed brick flooring, power and light, ideal storage space.

First floor landing with loft hatch leading to a large loft space with ladder and light. Airing cupboard housing immersion water tank. Double bedroom with bay window to front. Bedroom with window to front, currently used as a study with fitted desk unit, range of shelving and drawers. Bedroom with window to side. Bedroom with window to rear. Bedroom with window to rear. Bathroom with opaque window to side, bath with shower over, pedestal wash hand basin, wc, heated towel rail, part tiled walls, tiled floor.

Outside to the front is a tiled pathway leading to front door, low walled garden with stone chipping beds to front and side. A side gate opens to the rear garden with a mix of paved pathways, patios, partly laid to lawn, stone chipping pathways and beds, planted beds, mature shrubs and trees, pond, shed, greenhouse and walled boundary. Garage to rear with up and over door and small driveway in front.

#### 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 central heating.

**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:** E. A full copy of the EPC is available at the office if required.

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



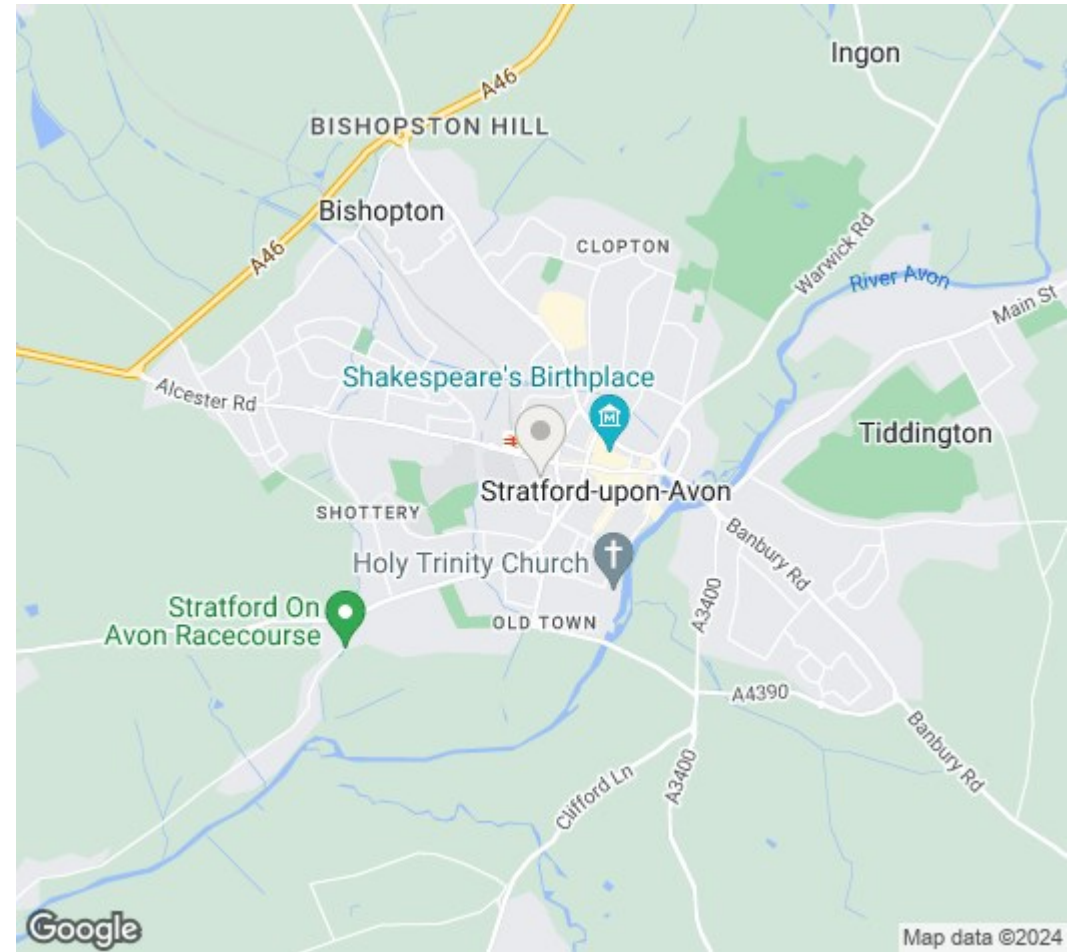
# 62 Albany Road, Stratford -Upon- Avon , CV37 6PQ



Approximate Gross Internal Area = 121.8 sq m / 1311 sq ft  
 Cellar = 22.5 sq m / 242 sq ft  
 Garage = 11.9 sq m / 128 sq ft  
 Total = 156.2 sq m / 1681 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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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