

Peter Clarke



16 Maidenhead Road, Stratford-upon-Avon, CV37 6XR

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Approximate Gross Internal Area  
 Lower Ground Floor = 16.25 sq m / 175 sq ft  
 Ground Floor = 81.06 sq m / 873 sq ft  
 First Floor = 78.72 sq m / 847 sq ft  
 Total Area = 176.03 sq m / 1895 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

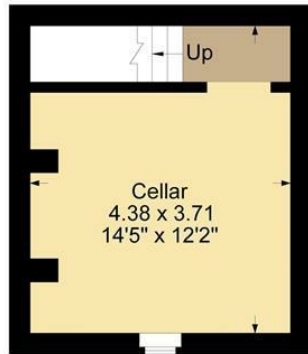
Utility Room  
 2.68 x 2.06  
 8'10" x 6'9"



Ground Floor



First Floor



Lower Ground Floor



- Fabulous extended town house
- Off road parking for several vehicles
- Main bedroom with en suite shower room
- Three further bedrooms and family bathroom
- Three reception rooms including superb kitchen/dining/family space
- 1,895sq.ft. (inc. cellar) of well planned, stylish living
- Representing great value
- Early viewing is highly recommended



Guide Price £699,950

A fabulous extended town house with four bedrooms, two bathrooms and three reception rooms, with off street parking, within walking distance. It is the elusive combination suiting downsizing retirees, families, singles, in fact anyone wanting easy access to the town, trouble free parking and nearly 1,900 sq.ft. of well planned stylish and easy living. It is a great property, now representing great value and early viewing is advised.

## ACCOMMODATION

### ENTRANCE HALL

with ceramic tiled floor.

### STUDY

window to front, wood effect flooring.

### SITTING ROOM

fireplace

### KITCHEN/DINING/FAMILY ROOM

with a range of base and wall cupboard and drawer units in a contemporary design, Siemens appliances and an excellent central island offering breakfast area, preparation and work space and with a ceiling extraction unit over the hob. There is plenty of sitting and entertaining space and dining.

### UTILITY ROOM

range of cupboards with stainless steel sink, space for washing machine, ceramic tiled floor.

### CLOAKROOM

wc, pedestal wash hand basin, ceramic tiled floor, extractor fan.

### CELLAR

a useful storage area with power and light.

### FIRST FLOOR LANDING

### MAIN BEDROOM

a good size

### EN SUITE SHOWER ROOM

wc, wash hand basin, shower, heated towel rail, Porcelanosa ceramic tiled floor and walls, spotlights.

### DOUBLE BEDROOM

window to front, stripped wood flooring, fitted wardrobe in recess over stairs, loft hatch.

### BEDROOM

a bright good sized room with two windows overlooking the front.

### BEDROOM

an L shaped room of good proportions with window to side.







### **BATHROOM**

bath with shower over and shower screen, wc, wash hand basin with drawer under, heated towel rail, Porcelanosa ceramic tiled walls and floor.

### **OUTSIDE**

To the front is a brick paved driveway with parking for several vehicles.

### **REAR GARDEN**

a superb landscaped garden with generous proportions and a raised bed border, patio area, shed and side access.

### **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 G.

**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.



# Peter Clarke



Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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