

Peter Clarke



81 St. Marys Road, Stratford-upon-Avon, CV37 6TL

- Immaculately presented
- Significantly upgraded
- Hall, sitting room, refitted kitchen/dining room
- Two bedrooms, one could be used as a sitting room
- Refitted shower room
- Space to side for extension (STPP)
- Ample parking and garage
- Attractive gardens adjoining playing fields to rear



£450,000

An immaculately presented and significantly upgraded two bedroom detached bungalow located within walking distance of the town centre and close to Welcombe Hills. Refitted kitchen/dining room, sitting room, bedroom, refitted shower room, second bedroom/second sitting room, ample parking and garage, space to side for extension (STPP). Good sized very attractive gardens adjoining playing field to rear.

ACCOMMODATION

A front door leads to entrance hall. Sitting room with wood effect floor, electric fireplace. Kitchen/dining room with range of cupboards and work surface incorporating sink, four ring electric hob, built in dishwasher, space for fridge freezer. Rear hall. Cloakroom with wc and wash basin. Inner hall with linen cupboard. Bedroom 1 with six doors to fitted wardrobes, door to garden. Bedroom 2/sitting room with dual aspect, bay window and French doors to garden, fireplace. Refitted shower room with wc, wash basin and shower cubicle.

Outside to the front is block paved parking with stone gravelled area and hedging. There is space to the side for a vehicle although the wood fencing would need to be removed. Gated access to rear garden with large patio area, paving to side, lawn, evergreen shrub and perennial planted borders, and adjoining school playing fields to the rear.

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.

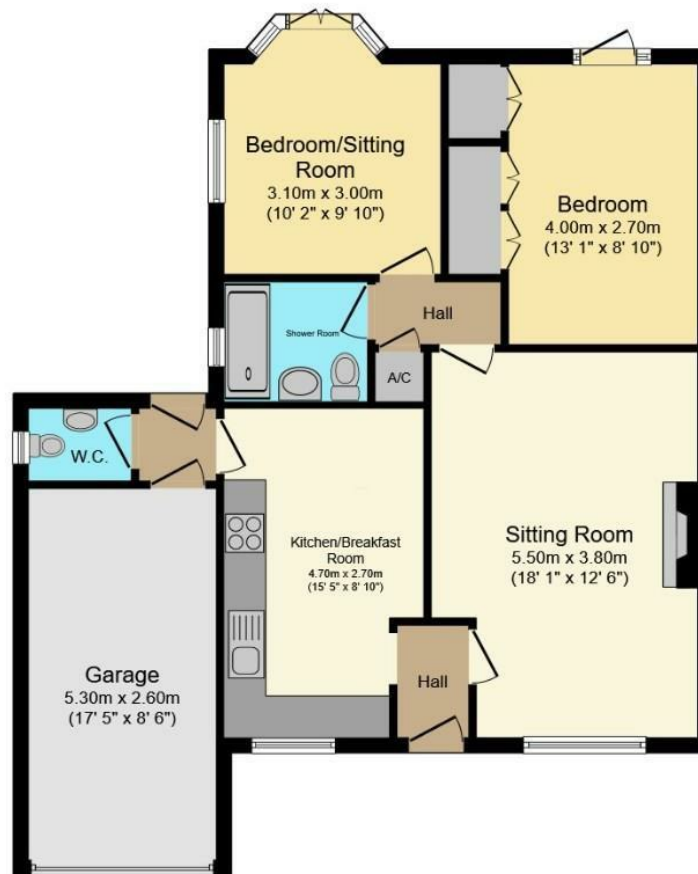
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. 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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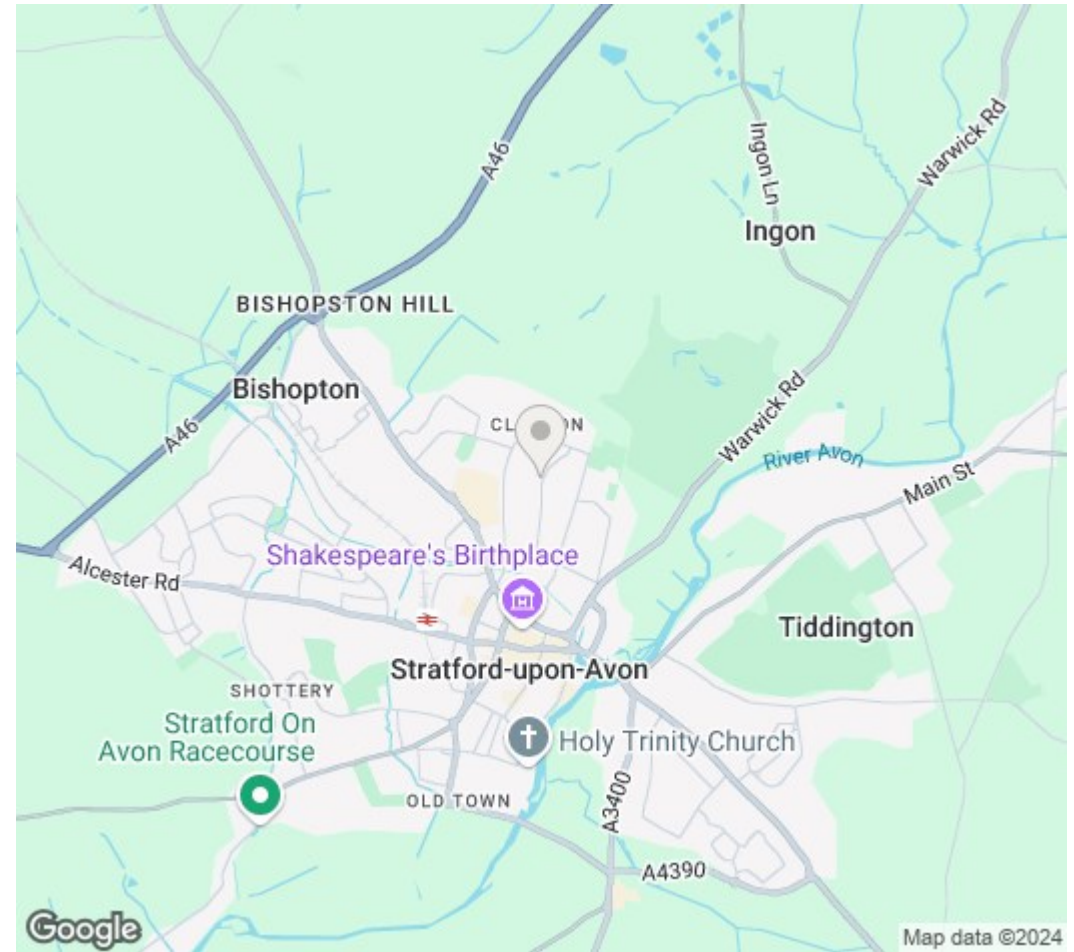
Floor Plan

Floor area 83.4 m² (897 sq.ft.)

TOTAL: 83.4 m² (897 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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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