

Peter Clarke



219 Evesham Road, Stratford-upon-Avon, Warwickshire, CV37 9AS

- Close to town centre
- Beautifully presented
- Secure gated parking for two cars and rear garden
- 999 year lease
- Sitting room, kitchen/dining room, cloakroom
- Two double bedrooms both with wardrobes and en suites
- NO CHAIN



Guide Price £350,000

A beautifully presented modern town house situated very close to the town centre with gated parking, finished to a high standard and providing sitting room, kitchen/dining room, two double bedrooms both with en suites and wardrobes. Low maintenance garden and gated parking for two cars. 999 year lease from 2015. NO CHAIN.

ACCOMMODATION

A front door leads to the sitting room with window shutters. Kitchen/dining room with range of cupboards and work surfaces with upturn, incorporating sink, four ring electric hob with oven and grill below, filter hood over, glass splashback, built in dishwasher, built in fridge freezer, pan drawers, downlighters, tiled floor. Access to gas heating boiler. Cloakroom with wc, wash basin, tiled floor, downlighters.

First floor landing with access to roof space. Bedroom One with window shutters, storage cupboard, mirror fronted sliding doors to wardrobe. En suite with wc, wash basin and bath with shower over, shower screen, tiled floor, chrome heated towel rail, downlighters. Bedroom Two with mirror fronted sliding doors to wardrobe. En suite with wc, wash basin and shower cubicle, tiled floor, chrome heated towel rail, downlighters.

Outside, a wrought iron gated entrance to front with shallow foregarden. The rear garden is paved and stone gravelled with wood fencing and gated access leading to secure gated parking for two cars, plus visitor parking.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 999 years from 2015. There is a current service charge of £536 per annum and a peppercorn ground rent. The annual service charge covers maintenance and electricity for the vehicle gate, maintenance of the car park (which includes 2 dedicated parking spaces for 219 Evesham Road plus visitor parking spaces), gardening of the communal areas, window cleaning and the provision of a TV aerial, as well as insurances and other management company administration. 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.

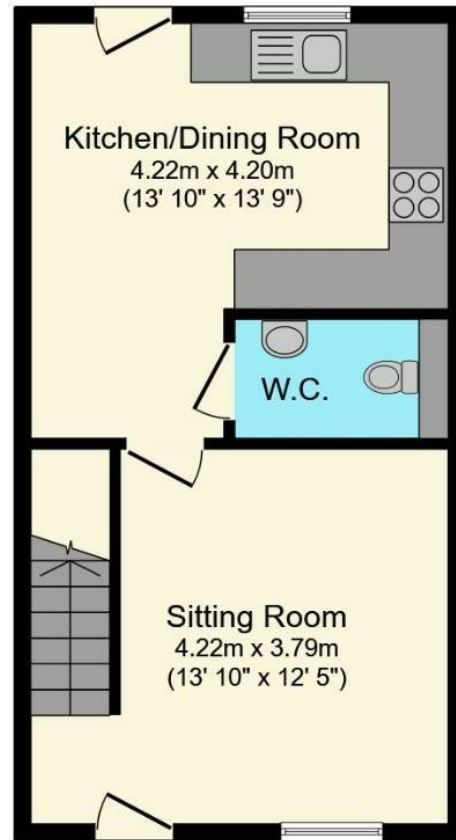
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

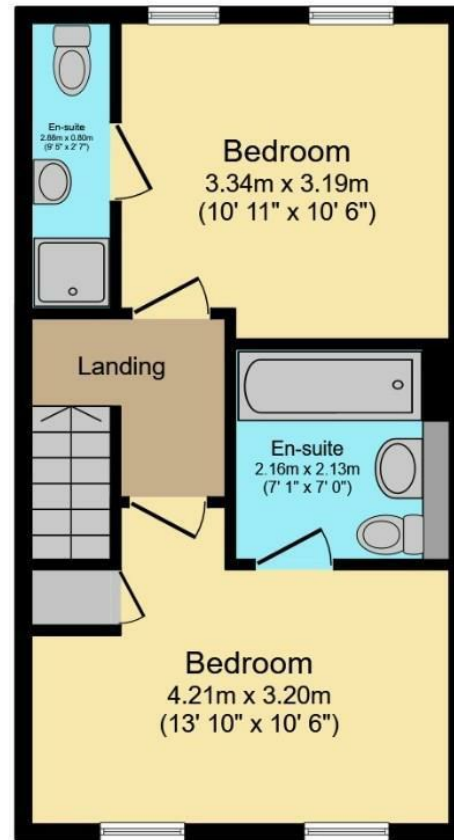
VIEWING: By Prior Appointment with the selling agent.



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Ground Floor
Floor area 34.1 m² (367 sq.ft.)

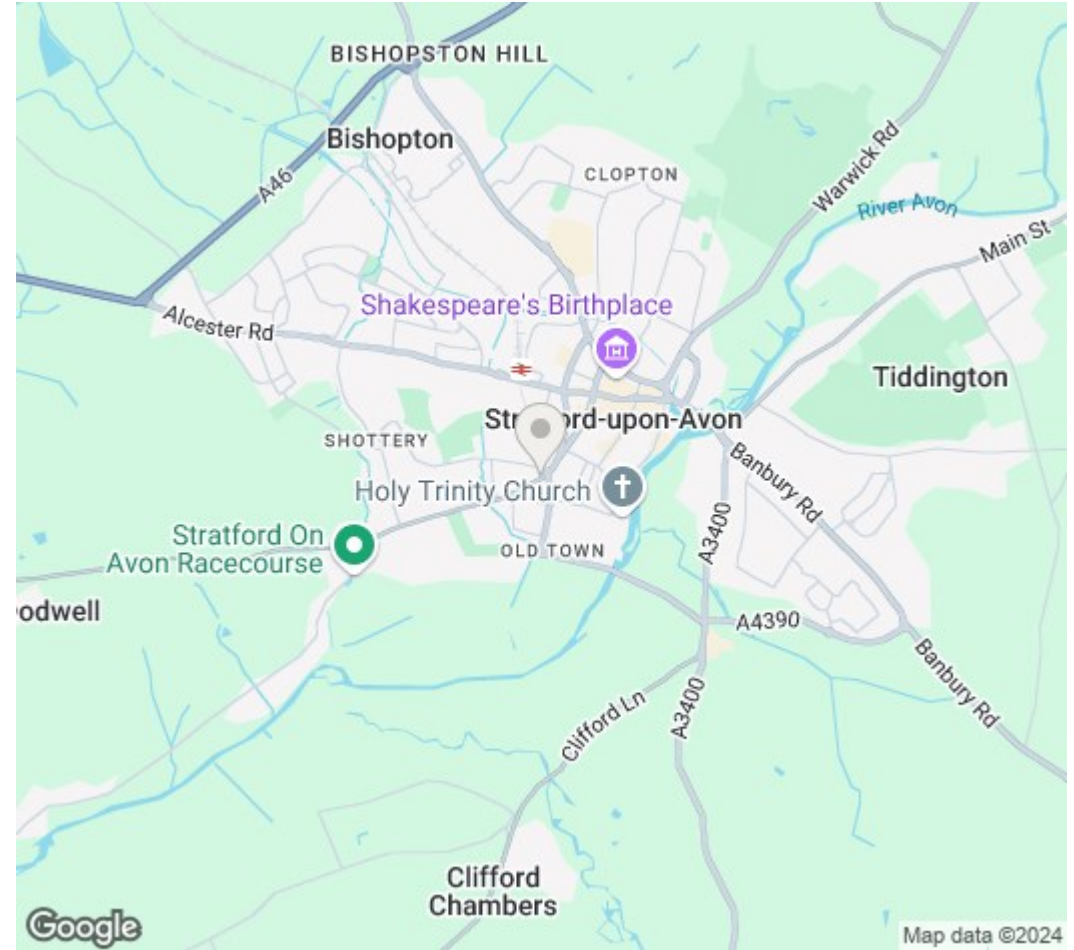


First Floor
Floor area 34.1 m² (367 sq.ft.)

TOTAL: 68.2 m² (734 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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