

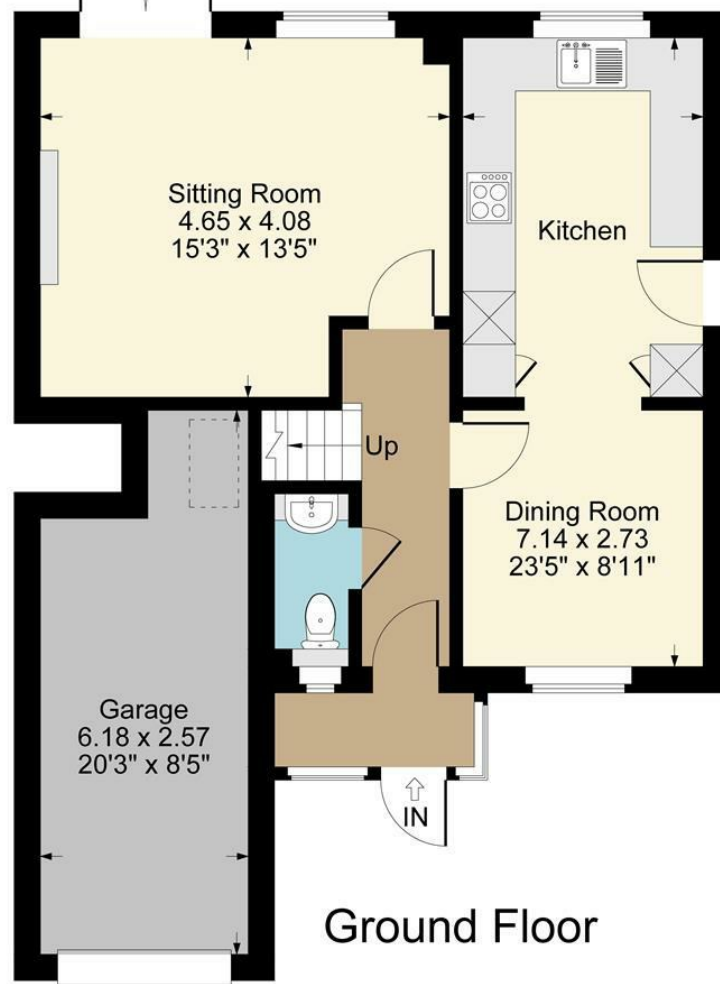
Peter Clarke



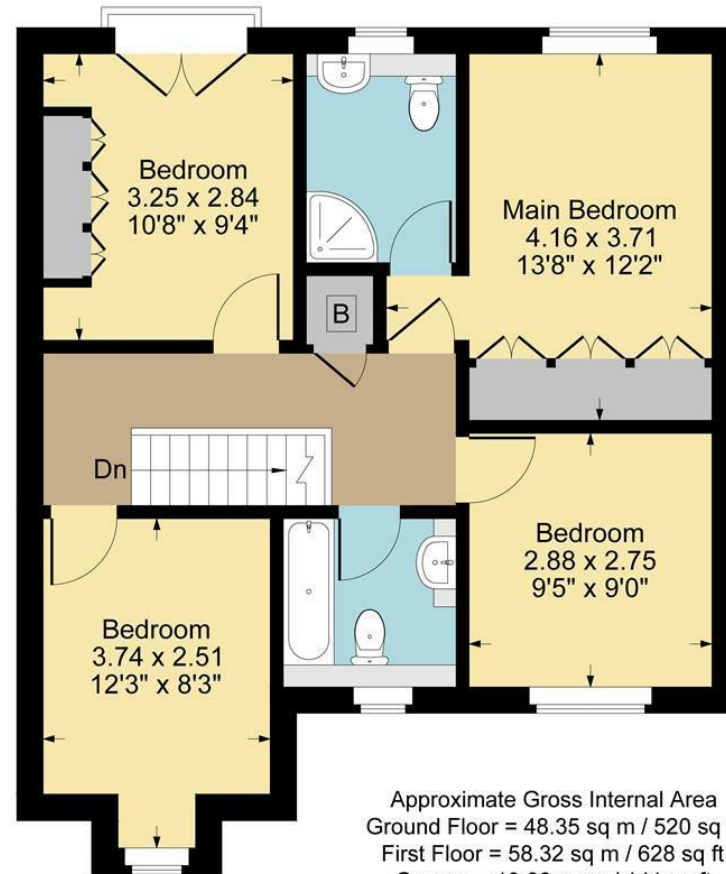
21 Lock Close, Stratford-upon-Avon, CV37 6GF



21 Lock Close, Stratford-upon-Avon



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 48.35 sq m / 520 sq ft
First Floor = 58.32 sq m / 628 sq ft
Garage = 13.08 sq m / 141 sq ft
Total Area = 119.75 sq m / 1289 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



- NO CHAIN
- Town house in a central location
- Share of freehold
- South facing garden
- Sitting room, kitchen/dining room and cloakroom
- Four bedrooms, en suite shower room and a bathroom
- Driveway and garage
- Viewing highly recommended



£499,950

NO CHAIN. A rare opportunity to acquire this four bedroom, two bathroom, end of terraced, share of freehold house. Situated in the heart of Stratford upon Avon close to shops, restaurants, theatres and the River Avon. Further benefits include a driveway, garage, south facing low maintenance garden and an open plan kitchen/dining room.

ACCOMMODATION

ENTRANCE PORCH
with tiled floor.

ENTRANCE HALL

CLOAKROOM
opaque window, wc and wash hand basin with low level cupboard.

SITTING ROOM
double doors to garden and window to rear, feature fireplace with electric fire.

DINING ROOM
with window to front. Opens into

KITCHEN
with window to rear, door to side, range of matching wall and base units with work top over incorporating one and a half bowl stainless steel sink with drainer and four ring ceramic hob with retractable extractor fan hood over. Integrated appliances include oven, grill, fridge freezer, dishwasher and washer dryer. Tiled flooring with underfloor heating.

FIRST FLOOR LANDING

hatch leading to loft with ladder and light. Airing cupboard housing combi boiler.

MAIN BEDROOM

window to rear, range of fitted wardrobes and fitted dressing table with cupboards and drawers.

EN SUITE SHOWER ROOM

port hole window to rear, shower cubicle, unit housing wc and wash hand basin with storage cupboards, extractor fan, part tiled walls, chrome heated towel rail.

BEDROOM

Juliet balcony to rear, range of fitted wardrobes.

BEDROOM

window to front.

BEDROOM

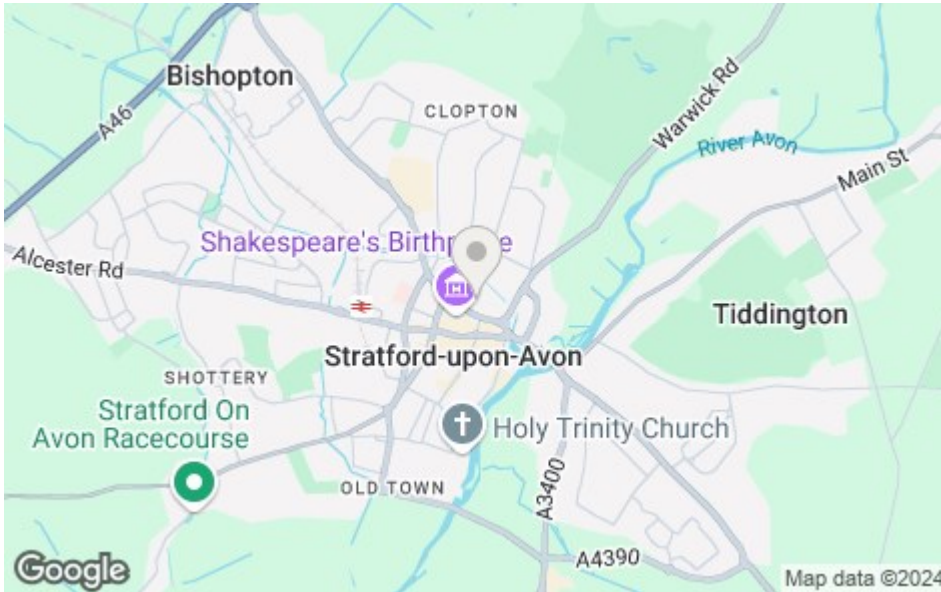
window to front.

BATHROOM

porthole window to front, bath with shower over, wc unit with storage cupboards, wash hand basin unit with cupboards and drawers below, extractor fan and part tiled walls.







OUTSIDE

To the front a brick paved driveway leads to the garage, paved pathways, stone chipping beds, planted beds, mostly walled boundaries and side gate to rear.

GARAGE

with up and over door, internal light.

REAR GARDEN

A low maintenance south facing garden with a mix of paved pathways, patios, stone chipping beds, planted beds, outside light and tap. Panelled fence boundaries.

GENERAL INFORMATION

TENURE: The property is understood to be sold with a share of the freehold. 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 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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