

Peter Clarke



4 Masefield Road, Stratford-upon-Avon, Warwickshire, CV37 7JT

- Walking distance of the town centre in south of the river location
- In need of some updating
- Adjoining school playing fields to rear
- Good sized rooms
- Hall, cloakroom, sitting room, dining room, kitchen
- Four bedrooms and bathroom
- Parking, garage, mature front and rear gardens
- NO CHAIN



Guide Price £525,000

**NO CHAIN.** A well proportioned four bedroom detached property in an enviable position south of the river within walking distance of the town centre and adjoining school playing fields to the rear. Sitting room, dining room, kitchen, four bedrooms, bathroom, parking and garage. Mature front and rear gardens.

#### ACCOMMODATION

A sliding door leads to porch with front door to hall having storage cupboard. Cloakroom with wc and wash basin. Dining room with double doors to sitting room. Sitting room with sliding door to garden, tiled fireplace. Kitchen with range of cupboards and work surface, single bowl, double drainer sink unit, space for fridge freezer, electric cooker point.

First floor landing with access to partially boarded roof space, with ladder. Bedroom One with fitted wardrobes. Bedroom Two. Bedroom Three. Bedroom Four with sliding door to balcony. Bathroom with wc, wash basin and bath.

Outside there is tarmacadamed off road parking with access to garage. The front garden is lawned with mature planting and trees. Covered side passage. Rear garden with patio, lawn, mature planted borders and trees, and gated access to side. Adjoining school playing fields to 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.

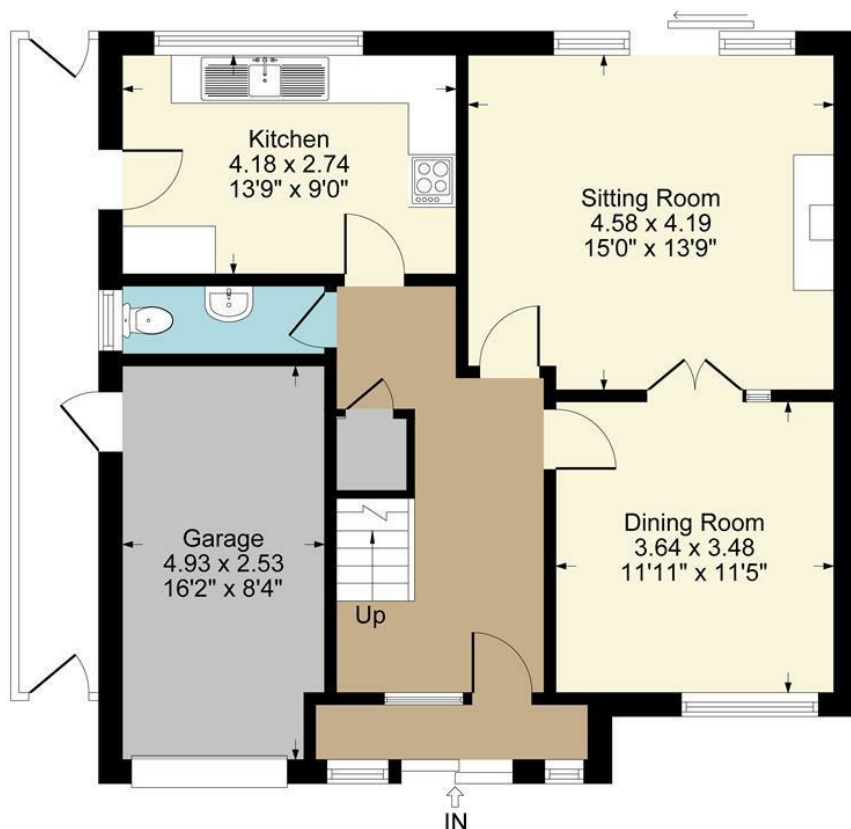
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band F.

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

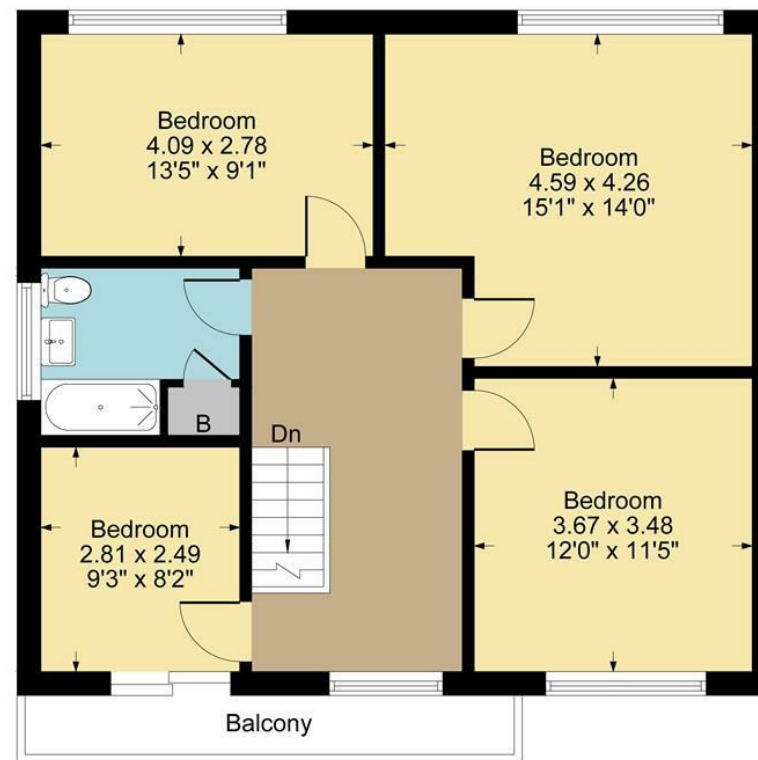
**VIEWING:** By Prior Appointment with the selling agent.



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Ground Floor

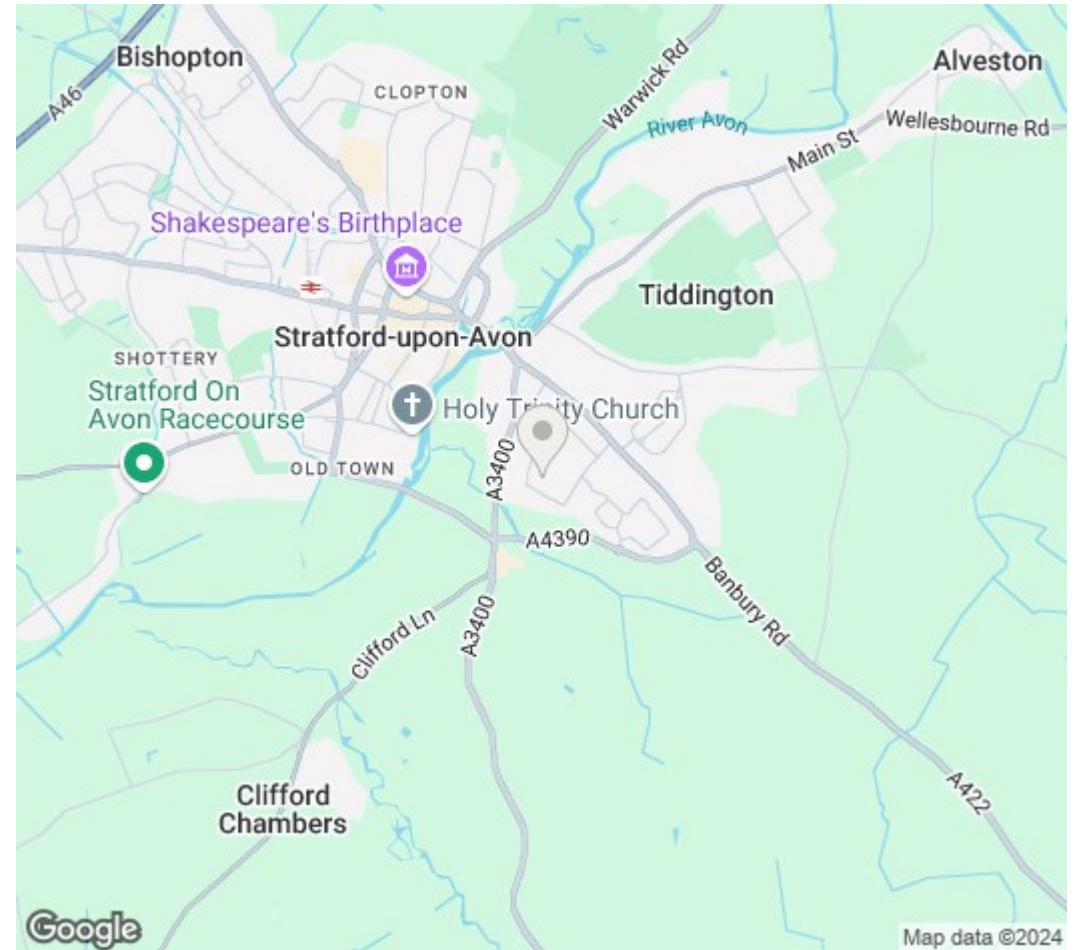


First Floor

Approximate Gross Internal Area = 133.66 sq m / 1439 sq ft  
 Garage = 12.25 sq m / 132 sq ft  
 Total = 145.91 sq m / 1571 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.

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serving South Warwickshire & North Cotswolds

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