

Peter Clarke



22 Shelbourne Road, Stratford-upon-Avon, Warwickshire, CV37 9JP

- Well presented and extended semi-detached property
- Outstanding, approx 140ft rear garden with summer house and shed
- Sitting room
- Kitchen/dining/family room
- Utility and shower room
- Three bedrooms and quality refitted bathroom
- Parking and garage
- Pleasant location off Bishopton Lane



£360,000

A very well presented extended and upgraded three bedroom family home with outstanding, approx. 140ft attractive rear garden. Located in a pleasant position, the property provides sitting room, extended kitchen/dining/family room, utility, shower room, three bedrooms, quality refitted bathroom, parking and garage.

ACCOMMODATION

A front door leads to hall with wood effect floor. Sitting room with pebble gas fire and double doors to extended kitchen/dining/family room with range of cupboards and work surface incorporating Franke single bowl, single drainer sink unit, four ring gas hob, built in oven and grill, pan drawers, built in dishwasher and fridge, wood effect floor, downlighters, French doors to garden. Utility with space and plumbing for washing machine. Shower room with wc, wash basin, shower with soakaway, fully tiled, chrome heated towel rail.

First floor landing with access to roof space. Bedroom One with range of fitted wardrobes, cupboards over and bedside cabinets. Two further bedrooms. Refitted bathroom with wc, wash basin with cupboards below, bath, shower cubicle, tiled walls, wood effect floor, chrome heated towel rail.

Outside to the front there is tarmacadamed off road parking, gravelled area and gated access to side. Garage with under stairs storage cupboard, electric roller door. Rear garden with large patio, path leading to second patio, planted borders, lawned areas, summer house, green house, raised vegetable beds, further lawned area, mature trees including fruit, and enclosed with wood fencing.

GENERAL INFORMATION

TENURE: The property is understood to be 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 heating to radiators.

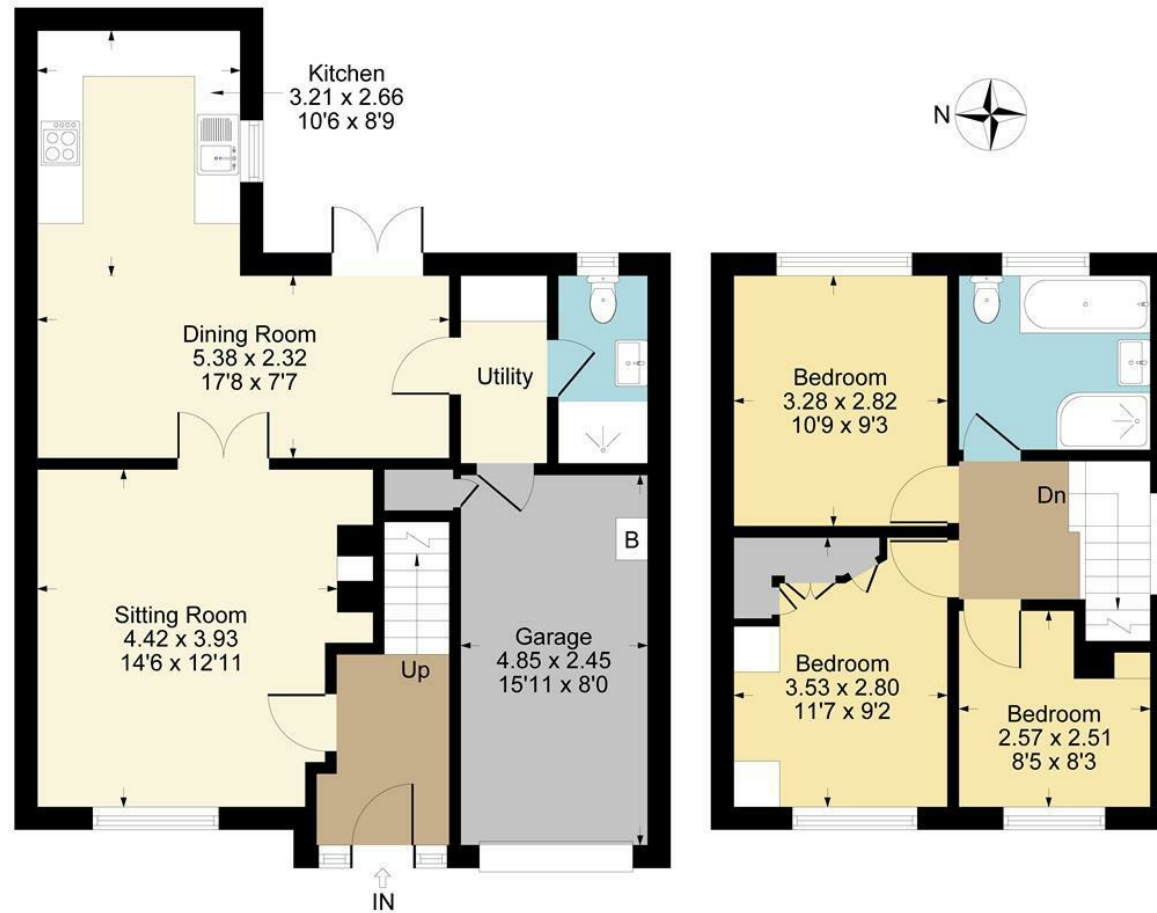
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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.





Ground Floor

First Floor

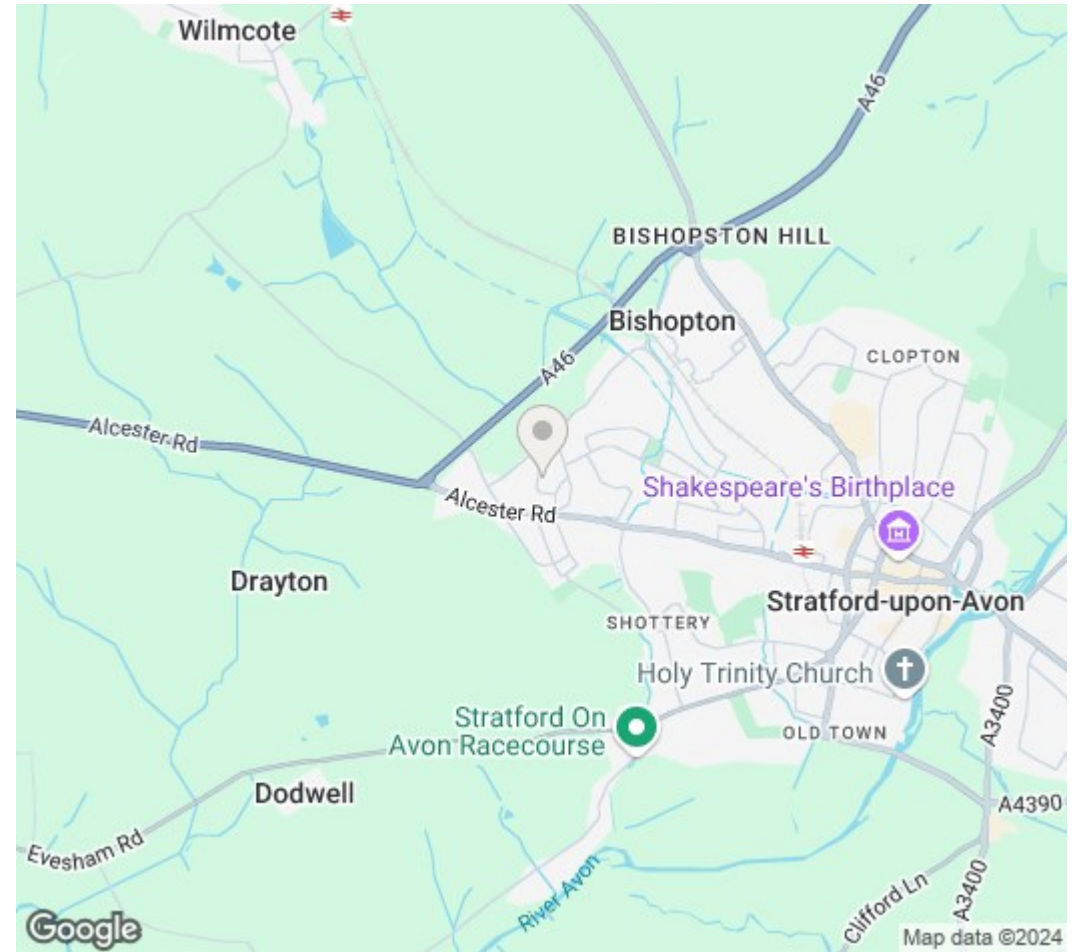
Approximate Gross Internal Area = 91.42 sq m / 984 sq ft

Garage = 11.88 sq m / 128 sq ft

Total = 103.30 sq m / 1112 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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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

