

Peter Clarke



29 Sidelands Road, Stratford-upon-Avon, Warwickshire, CV37 9DT

- Three good sized double bedrooms and one large single
- Detached property
- Two reception rooms
- Well established garden to the rear
- Garage and driveway
- Further potential for extension (STPP)
- Main bedroom with en suite



Guide Price £485,000

****Best and final offers by 5.30pm Tuesday 18th November**** Located north side of the river in a popular residential area is this four bedroom detached home, offering great scope for extension (STPP). With two reception rooms, a substantial rear garden and off road parking to the front, we believe this property makes an ideal family home, having been owned by the current owners for the last 30 years.

ACCOMMODATION

Porch leading to entrance hall with under stairs storage and storage cupboard. Sitting room with feature fireplace with coal effect gas fire (disconnected). Dining room with sliding doors to garden. Kitchen with matching wall, base and drawer units with granite work surface over and incorporating stainless steel sink and drainer unit, four ring gas hob with overhead extractor, integrated oven, grill, dishwasher and under counter freezer, space for further fridge freezer and washing machine, door to garden. Inner hall with internal door to garage. Cloakroom with wc and wash hand basin.

Landing with loft access and cupboard housing hot water tank. Main bedroom with fitted wardrobes having sliding fronts. En suite with a white suite comprising bath with shower over, wc, wash hand basin, wall mounted heated towel rail. Three further bedrooms. Family shower room comprising shower cubicle, wc and wash hand basin, wall mounted heated towel rail.

Outside to the rear is a substantial garden comprising patio with steps leading to a lawn enclosed by shrub and hedge borders. Gated side access and garden shed. To the front is a block paved driveway allowing parking for three/four cars and vehicular access to the garage having up and over door, power and light.

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.

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.

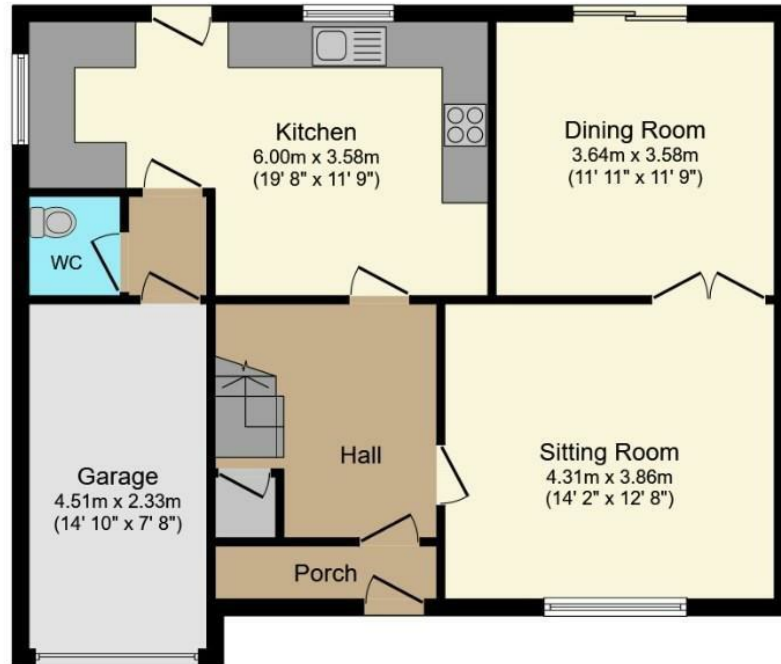
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

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.

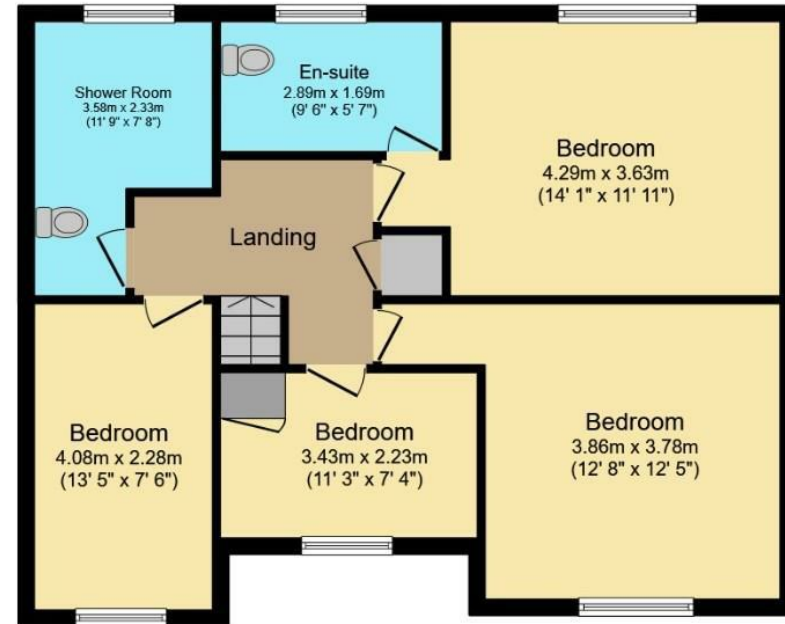


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Ground Floor

Floor area 74.9 m² (807 sq.ft.)

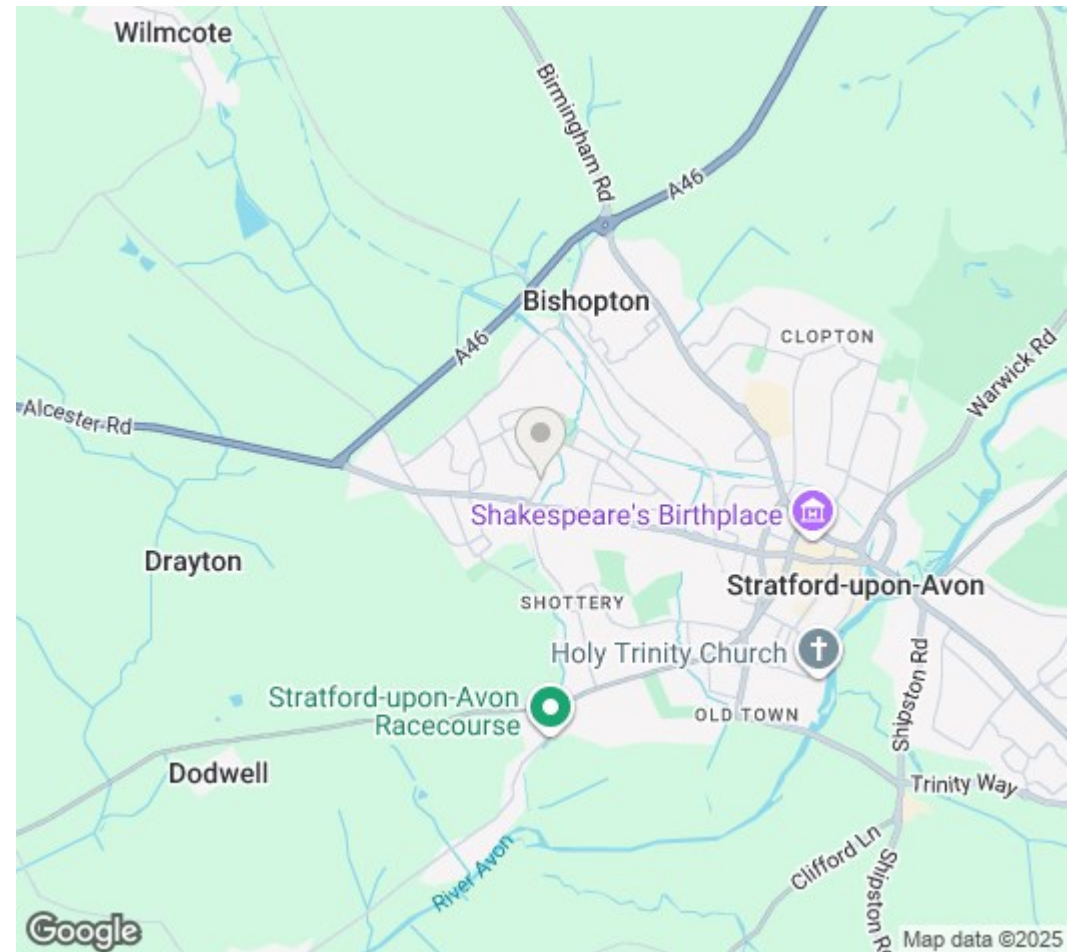


First Floor

Floor area 70.9 m² (763 sq.ft.)

TOTAL: 145.9 m² (1,570 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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