



Peter Clarke

86 Betjeman Road, Stratford-upon-Avon, Warwickshire, CV37 7LJ



- South of the river location
- Opposite a green with mature trees to front
- Hall, sitting room, dining room, kitchen/breakfast room, cloakroom
- Main bedroom with en suite bathroom, three further bedrooms and bathroom
- Courtyard style garden, parking and garage
- NO CHAIN



Guide Price £475,000

**NO CHAIN.** A three storey double fronted detached residence situated opposite a green with mature trees, in a south of the river location. Two reception rooms, kitchen/breakfast room, main bedroom with en suite bathroom, three further bedrooms and bathroom, courtyard style garden, parking and garage.

#### ACCOMMODATION

Front door to hall with oak floor. Sitting room with dual aspect, French doors to rear. Dining room with oak floor. Kitchen/breakfast room with range of cupboards and work surface with sink, gas hob with oven and grill below, space and plumbing for washing machine and dishwasher. Cloakroom with wc and wash basin, tiled floor.

First floor landing with cupboard housing hot water tank. Bedroom Two. Bedroom Three. Bedroom Four. Bathroom with bath with shower over, wc, wash basin, tiled splashbacks.

Second floor landing leading to Main Bedroom with three roof windows, dual aspect, wardrobes. En Suite Bathroom with bath, shower cubicle, wc, wash basin, tiled splashbacks.

Outside there is a shallow planted foregarden, shared gravelled drive to side leading to parking space. Garage of brick and pitched tiled roof construction, with up and over door to front, pedestrian door to rear. Rear garden with patio, lawn, gravel, planting and enclosed by brick wall.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

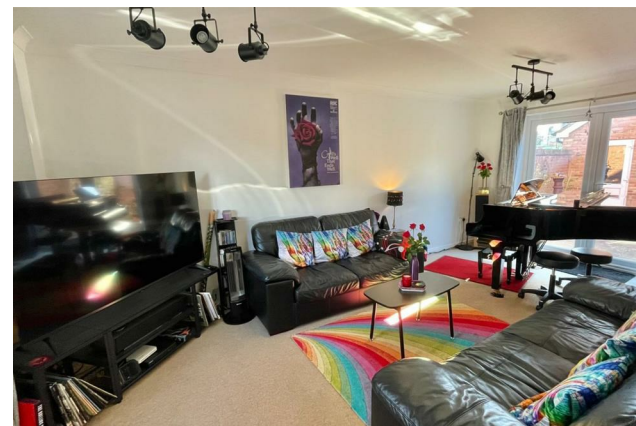
**SERVICES:** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

**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 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.

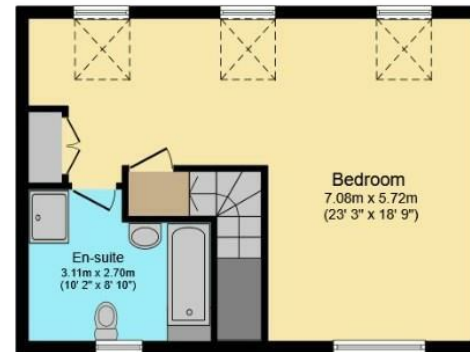


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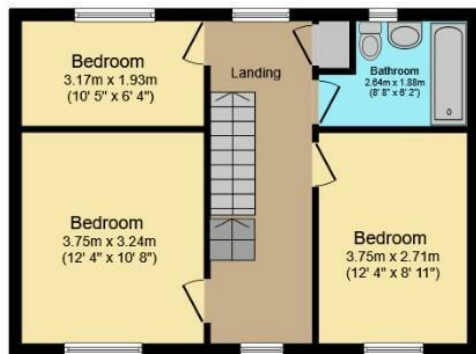
## Ground Floor

Floor area 51.2 sq.m. (551 sq.ft.)



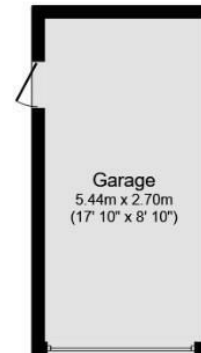
## Second Floor

Floor area 45.2 sq.m. (486 sq.ft.)



## First Floor

Floor area 45.2 sq.m. (486 sq.ft.)



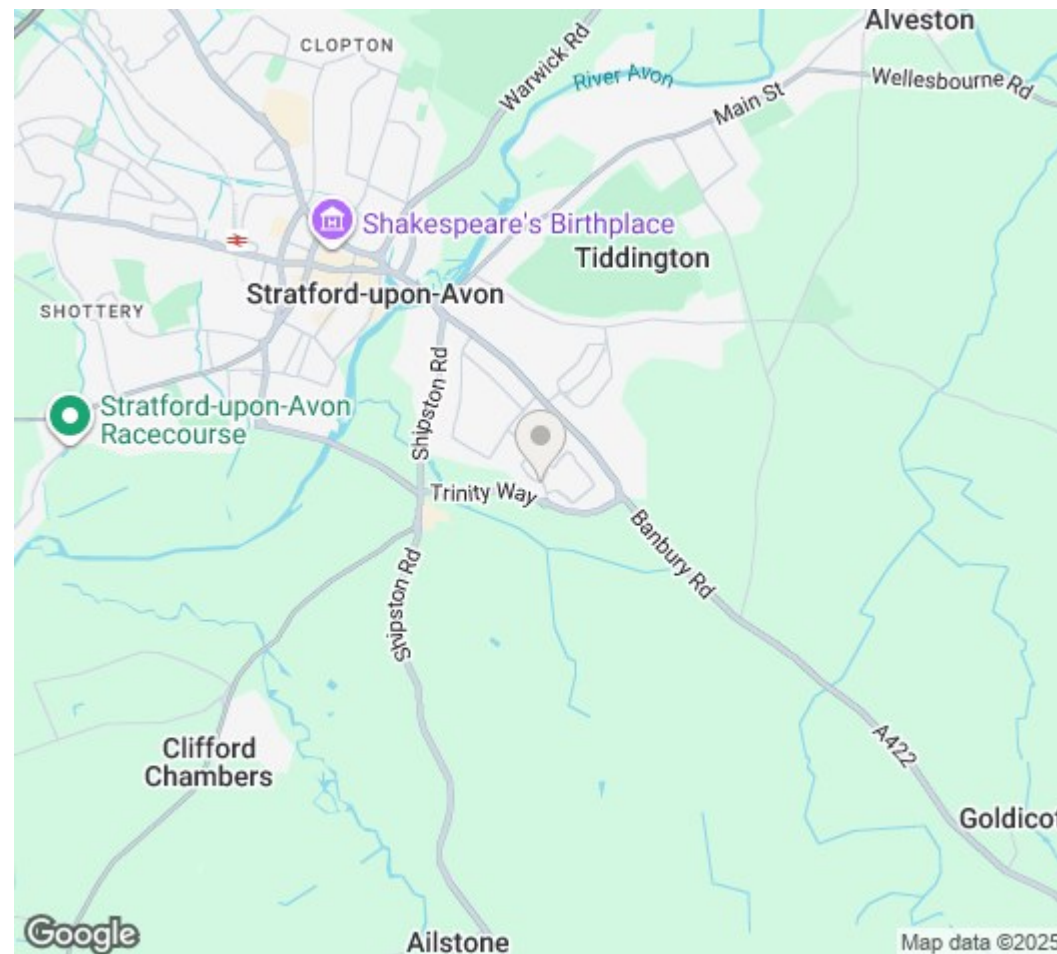
## Garage

Floor area 14.8 sq.m. (160 sq.ft.)

**TOTAL: 156.4 sq.m. (1,683 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](http://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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