



31 Packhorse Road, Stratford-upon-Avon, Warwickshire, CV37 9AQ

- Three bedroom town house with driveway and garage
- Open plan kitchen/dining/sitting room
- Main bedroom with en suite
- Ground floor bedroom/study, utility and cloakroom
- Low maintenance garden
- Viewing highly recommended



Offers Over £350,000

A superb opportunity to purchase this well presented three bedroom town house located on a popular development to the north of Stratford upon Avon, overlooking the green.

ACCOMMODATION

Entrance hall with under stairs storage cupboard and tiled floor. Cloakroom with wc, wash hand basin, part tiled walls and tiled floor. Ground floor bedroom/study with double doors to garden. Utility with door to rear, matching wall and base units with work top over incorporating stainless steel sink, space for washing machine and tumble dryer, wall mounted gas boiler, tiled floor.

First floor landing with two doors to the open plan kitchen/dining/sitting room. Sitting area with window and double doors with Juliet balcony to front. Opens to dining area with double doors and Juliet balcony to rear. Kitchen area with window to rear, matching wall and base units with work top over incorporating one and a half bowl stainless steel sink with drainer and four ring gas hob with extractor fan hood over, tiled splashbacks, integrated oven, space for dishwasher and fridge freezer.

Second floor landing with hatch to boarded loft with ladder and light, boiler cupboard housing hot water tank. Main bedroom with two windows to front, fitted double wardrobe. En suite shower room with double width shower cubicle, wc, wash hand basin. Bedroom with window to rear, double wardrobe with mirrored sliding doors. Bathroom with velux window to rear, bath with shower attachment, wc, wash hand basin, chrome heated towel rail.

Outside to the front is a paved pathway, partly laid to lawn, tarmacadamed driveway leading to a garage with up and over door, power and light. To the rear is a low maintenance paved garden with raised planted beds, rear gate to refuse pathway.

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 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.

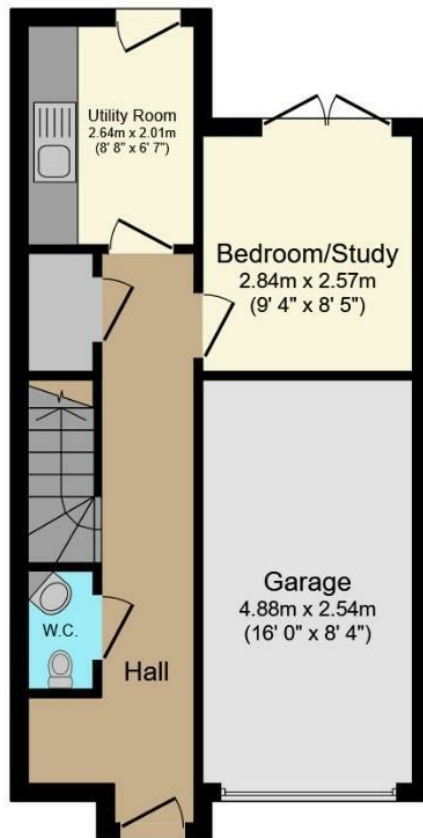
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

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.

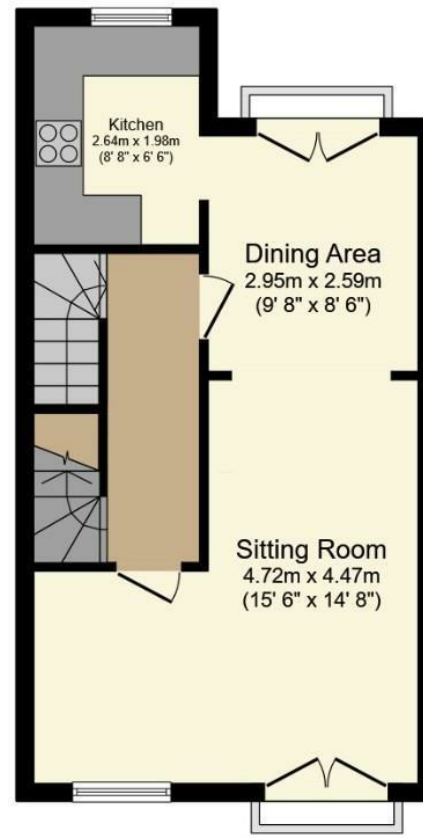


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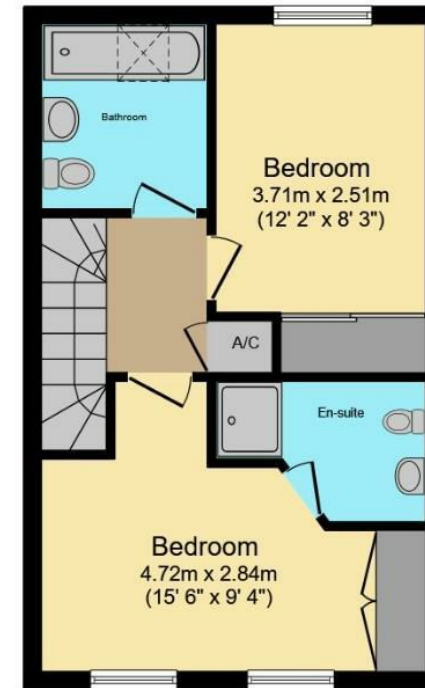
Ground Floor

Floor area 39.5 m² (425 sq.ft.)



First Floor

Floor area 39.0 m² (420 sq.ft.)



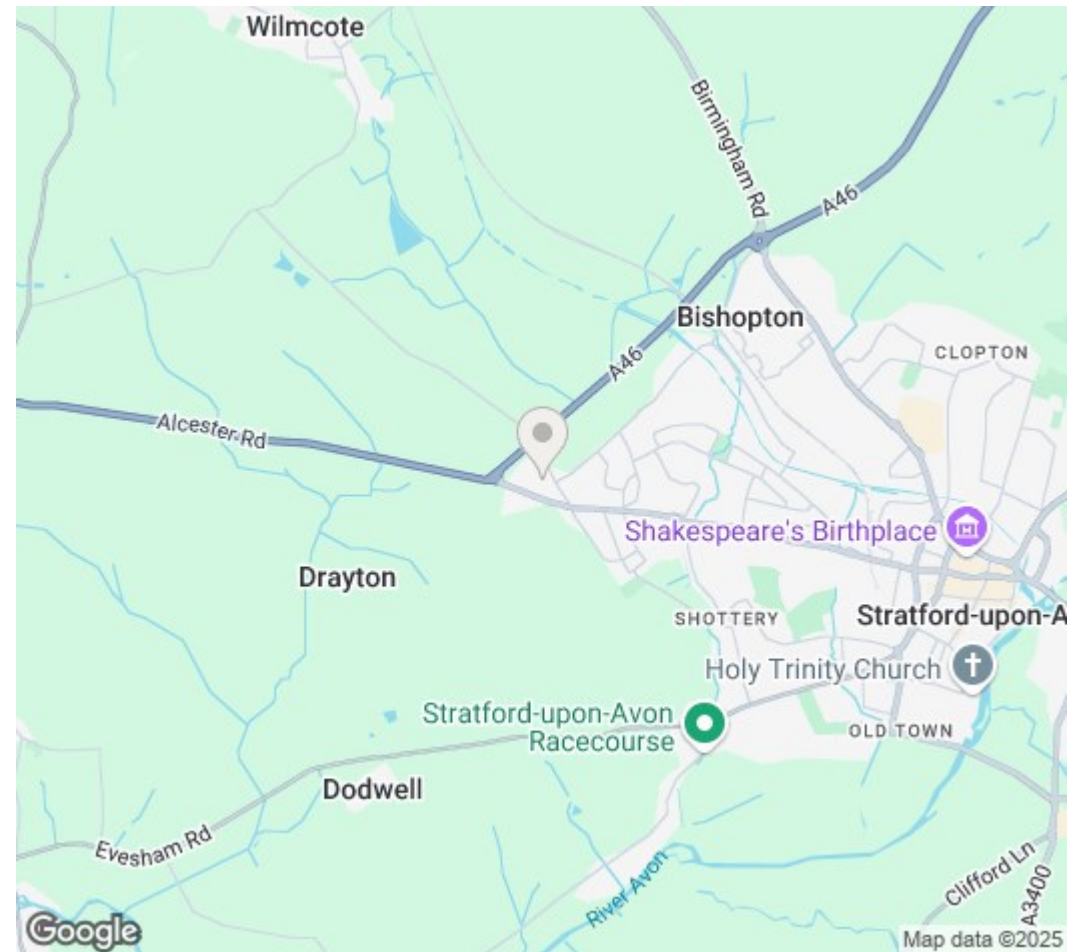
Second Floor

Floor area 36.3 m² (391 sq.ft.)

TOTAL: 114.8 m² (1,236 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





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Peter Clarke

