

Peter Clarke



8 Slingates Road, Stratford-upon-Avon, CV37 6ST



- Situated on a quiet road
- Walking distance of the town centre, St Gregory's Primary School and Thomas Jolyffe Primary School
- Extended
- Three reception rooms
- Refitted kitchen and bathroom
- Garden to the rear
- Driveway for two cars



Offers Over £350,000

An extended, and recently improved, three bedroom home, benefitting from a refitted kitchen and bathroom, and THREE reception rooms allowing for versatile family living, or generous socialising space. With large windows allowing lots of light, a garden to the rear, drive to the front, and walking distance of both the town centre, St Gregory's Catholic School and Thomas Jolyffe Primary School, this property would make an ideal family home.

#### ACCOMMODATION

Entrance hall. Sitting room with feature electric fire set into decorative fireplace, built in storage to side of chimney breast. Study/playroom. Kitchen with matching wall, base and drawer units including pull out bin drawer, with work surface over incorporating stainless steel sink and drainer, integrated oven, grill, five ring gas hob and overhead canopy extractor, space for fridge, freezer, dishwasher, washing machine and tumble dryer, Worcester gas heating boiler. Dining conservatory with door to garden. Cloakroom with wc, wash hand basin and useful storage cupboard.

Landing with access to fully boarded loft with pull down ladder, storage cupboard. Main bedroom with built in wardrobes. Bedroom Two with built in storage. Single Bedroom Three. Bathroom with white suite comprising corner bath, shower over, wc and two wash hand basins, wall mounted heated towel rail.

Outside to the rear is a garden mainly laid to lawn with two paved patio seating areas enclosed by fencing. Wooden pergola covered with mature wisteria. Large garden shed and gated rear access. To the front is a brick-paved driveway providing parking space for two cars, useful storage cupboard and bike shed.

#### 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 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.

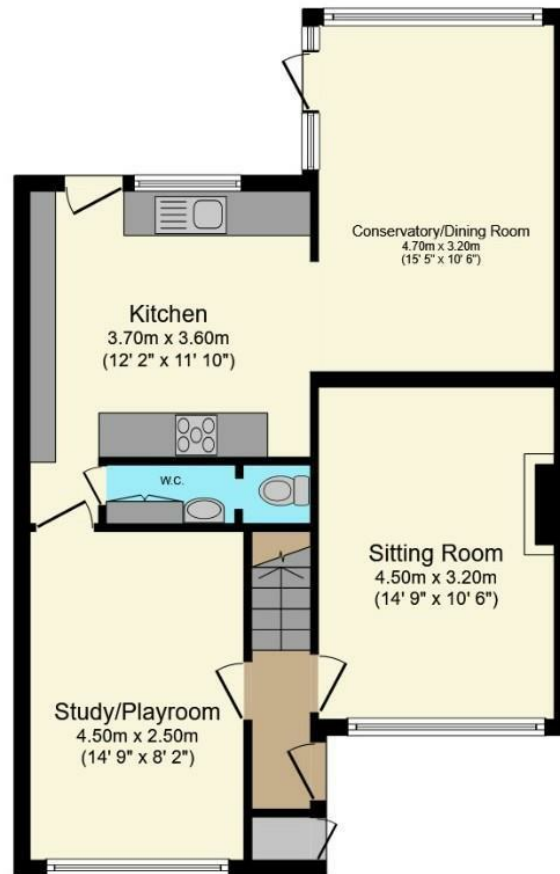
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required. Please note that since the EPC was carried out, the conservatory has had a new roof.

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

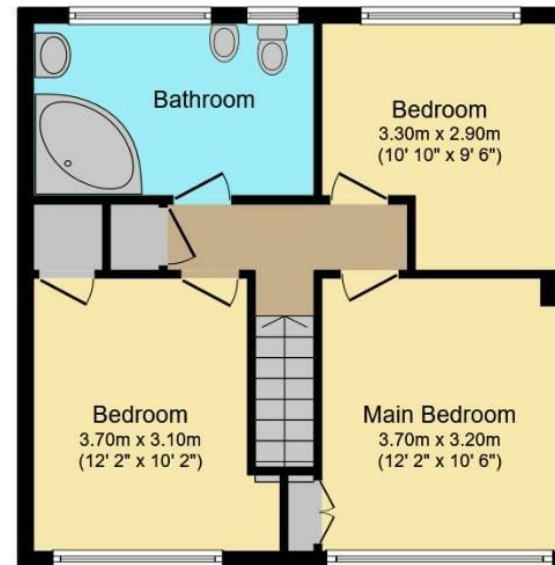


8 Slingates Road, Stratford-upon-Avon, CV37 6ST



**Ground Floor**

Floor area 65.2 sq.m. (702 sq.ft.)



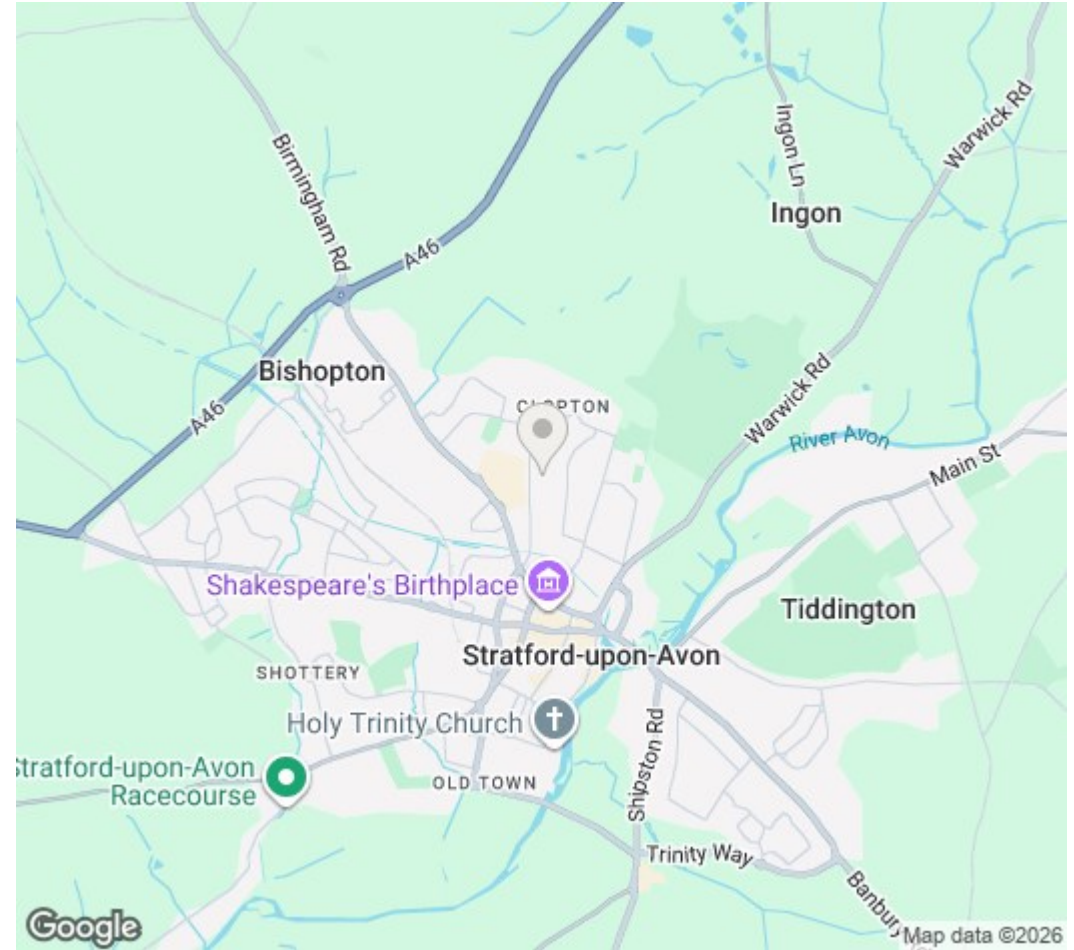
**First Floor**

Floor area 50.7 sq.m. (546 sq.ft.)

**Total floor area: 115.9 sq.m. (1,248 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

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

