

Peter Clarke



4 Masons Road, Stratford-upon-Avon, CV37 9NA

- NO ONWARD CHAIN
- Believed to offer great potential for extension (STPP)
- Two receptions rooms plus lean-to conservatory
- Large rear garden
- Driveway with ample parking
- Walking distance of the town centre
- Successfully let for 20+ years



Offers Over £300,000

In need of modernisation and improvement, and believed to offer fantastic potential for extension (STPP), is this three bedroom semi detached home, offering two receptions rooms, a lean to conservatory, a larger than average rear garden and generous driveway to the front. Within close proximity of local primary schools, high schools, supermarkets and walking distance of the town centre. NO ONWARD CHAIN

#### ACCOMMODATION

Entrance hall with door to storage cupboard. Kitchen with wall base and drawer units, work surface over and incorporating stainless steel sink and drainer unit, integrated oven with four ring gas hob, space for appliances, door to garden. Dining room. Sitting room with sliding doors leading through to the lean-to conservatory which in turn has doors to the garden.

Landing with loft access. Three bedrooms, two of which have built in wardrobes and one houses the boiler. The bathroom has an avocado suite comprising bath with shower over, pedestal wall mounted wash hand basin and wc.

Outside to the rear is a large paved patio leading to a lawned garden with a variety of shrubs, hedges and trees. There are also three brick outhouses, two of which are used for storage and one has a wc. Gated side access leading to the front which in turn has a driveway allowing ample parking.

#### 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 electric, 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:** C. A full copy of the EPC is available at the office if required.

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



#### 4 Masons Road, Stratford-upon-Avon

Approximate Gross Internal Area

Ground Floor = 55.73 sq m / 600 sq ft

First Floor = 46.48 sq m / 500 sq ft

Outbuilding = 11.32 sq m / 122 sq ft

Total Area = 113.53 sq m / 1222 sq ft

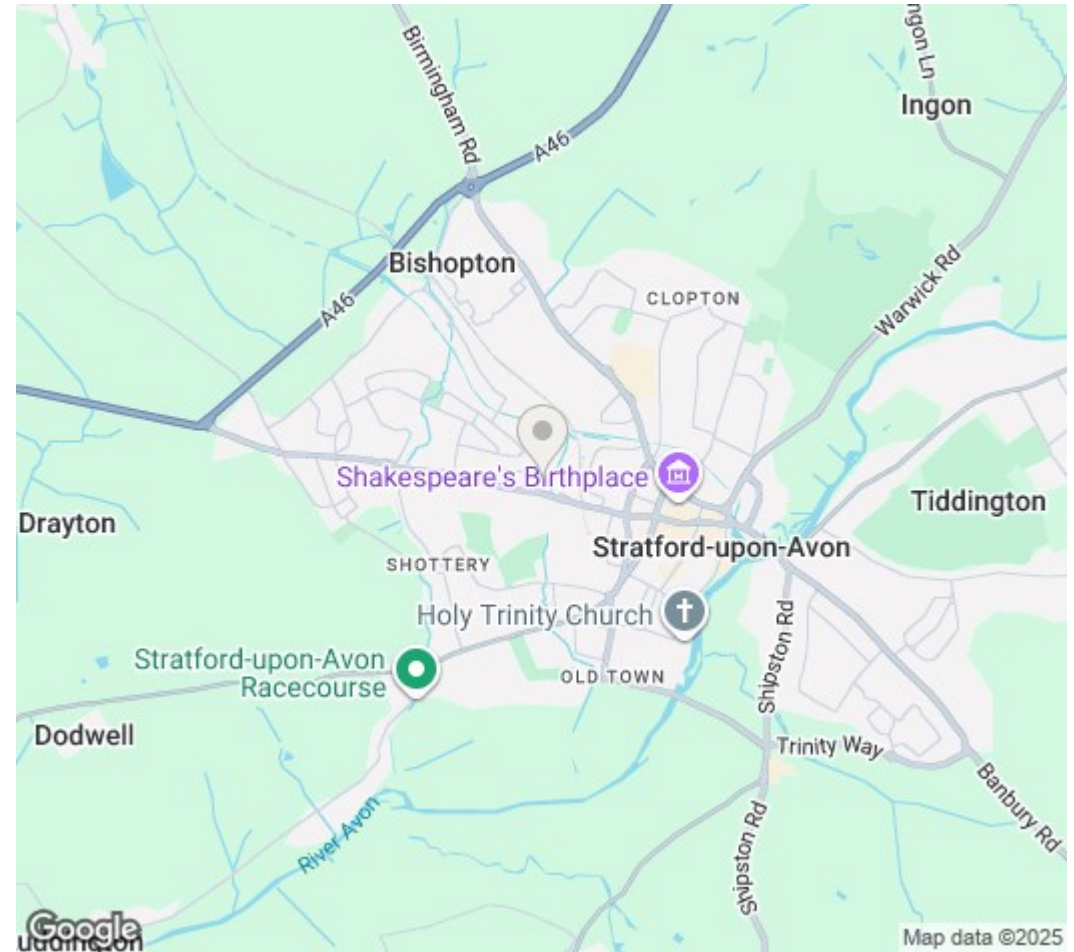
Illustration for identification purposes only,  
measurements are approximate, not to scale.



Ground Floor



First Floor



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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