

Peter Clarke



24 Yeats Road, Stratford-upon-Avon, Warwickshire CV37 7PP

£355,000



A superb opportunity to acquire this immaculately presented, extended and improved link-detached three bedroom house located within a popular residential area south of the river in Stratford upon Avon. The internal condition is exemplary with a jaw-dropping open plan kitchen/dining/sitting room with the log burner being a particular feature. Further benefits include master bedroom with en suite shower room, tandem driveway, garage and a low maintenance landscaped garden. NO CHAIN



**STRATFORD UPON AVON** is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 7 miles distance at Longbridge, Warwick, enabling good communications of the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

**ACCOMMODATION** A canopy porch leads to the front door which opens into

**ENTRANCE HALL** with Karndean flooring.

**CLOAKROOM** with opaque window to side, plantation shutters, wash hand basin in vanity unit, tiled splashbacks, wc, ceramic tiled flooring.

**OPEN PLAN KITCHEN/DINING/SITTING ROOM** A super stylish living and entertaining space with window to front, two windows to side and bi-folding doors to rear garden, all with plantation shutters.

**KITCHEN AREA** a stylish kitchen with matching grey wall and base units with white quartz work surfaces over incorporating a sunken one and a half bowl stainless steel sink with drainer, five ring gas hob with with tilted brushed metal extractor fan hood over, tiled splashbacks, integrated oven, warming tray, dishwasher, tall fridge and tall freezer. Kardean flooring, opens into

**DINING AND SEATING AREA** with vaulted ceiling, triple skylight windows, Adura freestanding fuel burner and Karndean flooring.

**FIRST FLOOR LANDING** with window to side, plantation shutters, loft hatch, over stairs airing cupboard with slatted shelving.

**MASTER BEDROOM** with window to front, plantation shutters, fitted double wardrobes with high level shelf.

**EN SUITE SHOWER ROOM** shower cubicle, wash hand basin in vanity unit with roller drawers below, wc, chrome heated towel rail, Porcelanosa tiled walls and flooring.

**BEDROOM** with window to rear, a double room.



**BEDROOM** with window to rear and high level fitted storage cupboards.

**BATHROOM** with opaque window to front, panelled bath with Triton electric shower over, wash hand basin, wc, chrome heated towel rail and Porcelanosa tiled flooring.

**OUTSIDE** To the **FRONT** is a tandem tarmacadamed driveway which leads to the garage. Paved pathway, railed fence boundary, planted beds, paved pathway to side.

**GARAGE** with vaulted ceiling, power, light and pavilion door to rear.



**REAR GARDEN** landscaped with a mix of paved pathways and patio, mainly laid to lawn, seating area with wooden bench and raised beds to rear. Panelled fence boundaries.

#### **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**

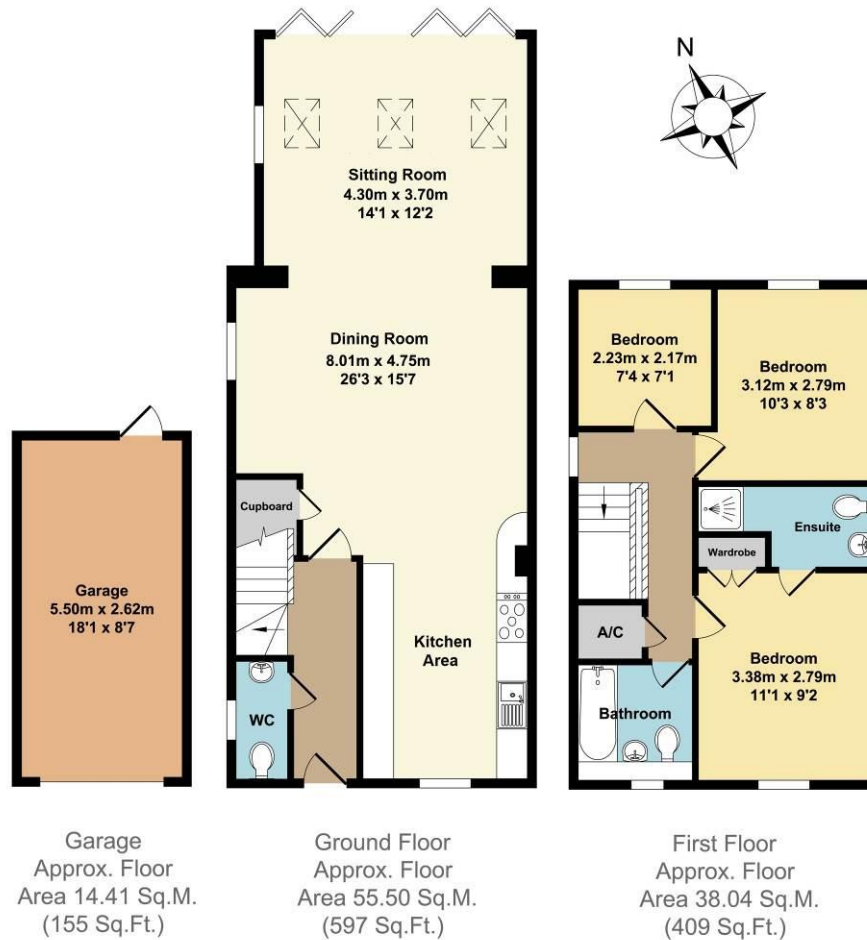
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C.** A full copy of the EPC is available at the office if required.





Yeats Road, Stratford upon Avon, CV37 7PP  
 Total Approx. Floor Area 107.95 Sq.M. (1162 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



**DIRECTIONS:** Proceed out of Stratford town centre south via Clopton Bridge onto the Banbury Road. At the mini roundabout continue straight over onto the Banbury Road and proceed to Rushbrook Road on the right hand side. Follow Rushbrook Road and take the first left hand turn onto Wordsworth Avenue, proceed until it forks right, proceed along Wordsworth Avenue until you reach Milton Road on the left, turn then fork right onto Yeats Road where the property will be found on the left hand side identified by the For Sale board.

**REFERRALS:** We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Peter Clarke & Co LLP, you should know that Peter Clarke & Co LLP would receive the referral fees stated. Move With Us Conveyancing, Shakespeare Martineau, Cunningtons - £150 per transaction on completion of sale. Myhomemove Conveyancing - £250 per transaction on completion of sale. Select Mortgages - an average of £150 on completion of sale. Cotswold Surveyors - an average of £50 on completion of survey. Oldhams Removals - an average of £60 on completion of move. Via Relocation Agent Network to another agent within the group - an average of £800 on completion of sale. Introduction of a buyer - an average of £400 on completion of sale. Iamsold - £50 Love2Shop vouchers on instruction of sale.

**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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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Peter Clarke

Six offices serving South Warwickshire & North Cotswolds