

Peter Clarke



20 Lawson Avenue, Tiddington, Stratford-upon-Avon, CV37 7BT

£337,500

A fantastic opportunity to purchase this very well proportioned three bedroom semi-detached house situated in the popular village of Tiddington on a much larger than average plot, which has huge potential for extension (STPP). Further benefits include two reception rooms, kitchen with pantry, utility room, garage, off road parking for several vehicles, front and rear gardens.



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

Front door opens in to:

SITTING ROOM with double doors to rear, open fireplace with wooden mantel, recessed hearth and wood flooring.

DINING ROOM with window to front, understairs storage cupboard, wood effect flooring.

KITCHEN with window to rear, door to rear hall, range of matching wall and base units with work surface over incorporating stainless steel sink with drainer and four ring gas hob with brushed metal extractor fan hood over. Tiled splashbacks. Integrated oven and dishwasher. Walk in PANTRY with window to front, fitted shelving. Vinyl tiled effect flooring throughout.

REAR PASSAGEWAY with door to front, double doors to rear, sliding door to garage, door to cloakroom and door to utility, ceramic tiled floor.

CLOAKROOM with window to side and wc.

UTILITY ROOM with window to rear, stable door to rear, matching wall and base units with work surface over incorporating stainless steel sink with drainer, space for washing machine, ceramic tiled floor.

GARAGE with double doors to front, window to rear, inspection pit, power and light.

FIRST FLOOR LANDING with loft hatch, airing cupboard housing immersion water tank with slatted shelving over.

BEDROOM with window to rear, two sets of fitted double wardrobes.

BEDROOM with window to rear, fitted double wardrobe, wood effect floor.



BEDROOM with window to front, fitted overstairs wardrobe, wood effect floor.

BATHROOM with opaque window to front and to side, mosaic tiled panelled bath with shower over and shower curtain, pedestal wash hand basin, wc, tiled walls and tiled floor.

OUTSIDE

TO FRONT is mainly laid to lawn with a paved pathway and sweeping stone chipping driveway with parking for several vehicles and storage.

TO REAR is a **MATURE LANDSCAPED GARDEN** with a range of planted beds, borders, shrubs and trees. Mainly laid to lawn with paved pathways, raised timber decking area, slate and stone chipping beds, railway sleeper raised flower beds, outside tap, storage area and outside lighting.

GENERAL INFORMATION

TENURE We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

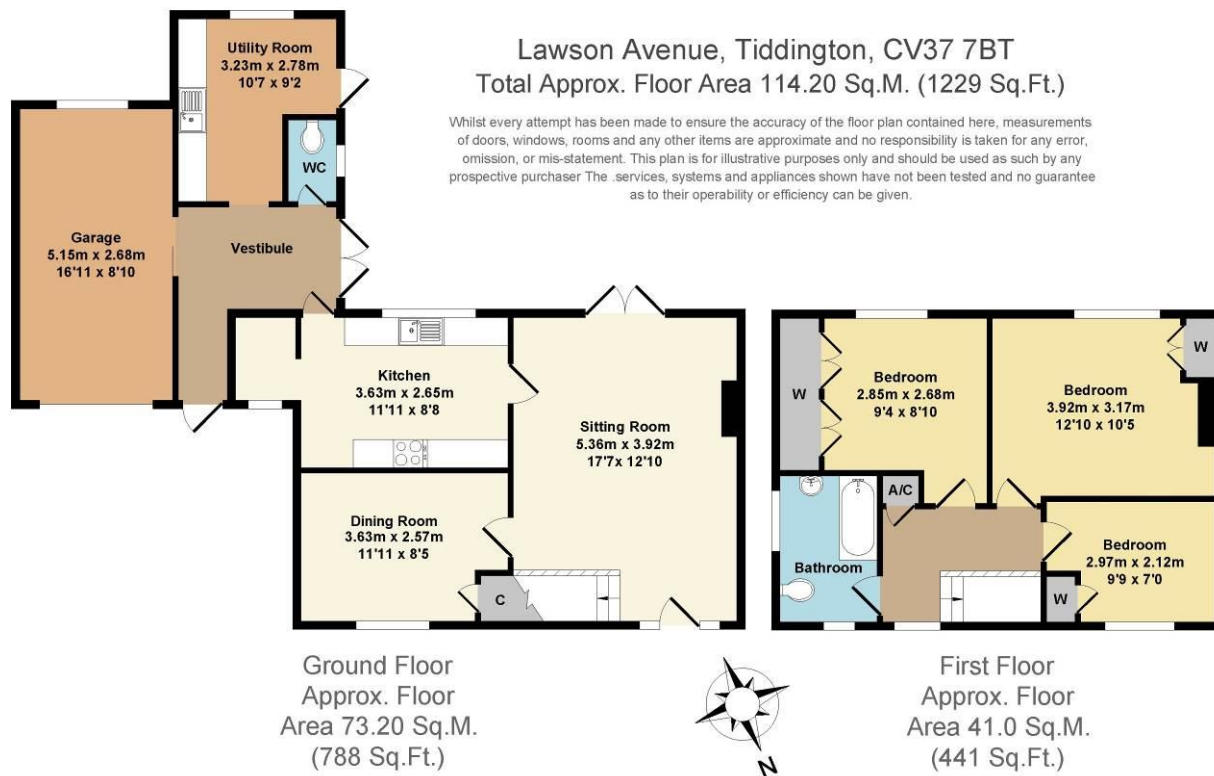
SERVICES We have been advised by the vendor there is mains gas, water, electricity and drainage are connected to the property. However, this must be checked by your solicitor before exchange of contracts. Gas central heating.

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.





DIRECTIONS: Head out of Stratford town centre south via Clopton Bridge, bearing left into Tiddington Road. Continue along Tiddington Road passing the NFU insurance building and take the next turn on the right into Knights Lane. Take the first left turn into Lawson Avenue and follow the road around to the right where the property will be found on the right hand side as you go around the bend.

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.



01789 415444

www.peterclarke.co.uk

53 Henley Street & 1 Meer Street, Stratford-upon-Avon, Warwickshire CV37 6PT
 stratford@peterclarke.co.uk

Peter Clarke

Six offices serving South Warwickshire & North Cotswolds