



Peter Clarke

19 Lock Close, Stratford-Upon-Avon, Warwickshire, CV37 6GF

£450,000

A well presented, three bedroom town house situated on the ever popular Lock Close development which is a private no through road. The accommodation comprises cloakroom, kitchen/breakfast room, sitting/dining room, main bedroom with en suite, second double bedroom, third bedroom/study and a bathroom. Outside there is a brick paved driveway, garage and low maintenance landscaped south westerly rear garden.



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 Entrance porch with quarry tiled floor opens into

ENTRANCE HALL with engineered wood flooring, understairs storage recess, cloaks cupboard.

CLOAKROOM fitted wash hand basin with low level cupboard space, wc.

KITCHEN/BREAKFAST ROOM with window to rear and double doors to garden, range of matching fitted wall and base units with working surface over incorporating one and a half bowl stainless steel sink with drainer and four ring gas hob with brushed metal extractor fan hood over. Integrated oven, dishwasher and washing machine, space for fridge, seating area with space for large dining table and chairs, ceramic tiled flooring throughout.

FIRST FLOOR LANDING

SITTING/DINING ROOM An L shaped room with window to rear and double doors to balcony with timber deck and

handrails, overlooking the garden. Feature gas fireplace with wooden mantle, ceramic decorative surround and hearth, space for seating and dining.

BEDROOM THREE/STUDY with window to front, currently used as a study.

SECOND FLOOR LANDING with loft hatch, boiler cupboard, airing cupboard with immersion water tank and slatted shelving.

MAIN BEDROOM with window to front, two sets of fitted wardrobes.

EN SUITE SHOWER ROOM with porthole window to front, shower cubicle, wash hand basin in vanity unit, wc, ceramic tiled walls and flooring.



BEDROOM with dormer window to rear, fitted triple wardrobe.

BATHROOM with velux window to rear, bath with electric shower over and glass shower screen, pedestal wash hand basin, wc, mostly tiled walls.

OUTSIDE To the **FRONT** is a brick paved pathway and driveway which leads to

GARAGE with up and over door, power, light and non-slip screeded floor.

REAR GARDEN a low maintenance, landscaped garden with planted beds, mature shrubs, trees and timber shed. South-westerly orientation.

GENERAL INFORMATION

TENURE The property is understood to be share of freehold with 999 years from 1999 although we have not seen evidence. Current annual service charge is £225. 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 heating to radiators.

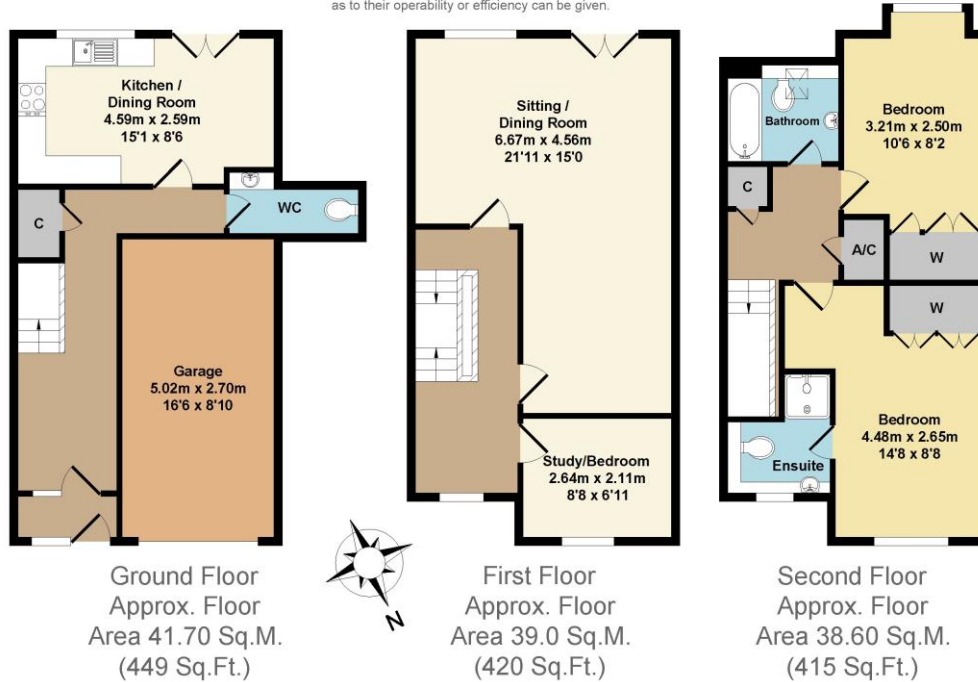
RIGHTS OF WAY The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

Lock Close is a private road shared between the residents and there is a management committee which maintains the shared areas.



Lock Close, Stratford upon Avon CV37 6GF
Total Approx. Floor Area 119.30 Sq.M. (1284 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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

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

DIRECTIONS: Lock Close is located within walking distance of the town centre, located at the end of Tyler Street. The property is found on the right hand side of the close.

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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