

Peter Clarke



22 Saffron Walk, Stratford-upon-Avon, CV37 6GN

£285,000

A rare opportunity to acquire this two bedroom end terrace house with allocated parking, garage and a larger than average garden. Situated on the edge of Old Town close to the River Avon and providing convenient access to amenities and leisure pursuits. NO ONWARD 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 opens into

ENTRANCE HALL with storage cupboard housing gas meter and fuse board.

CLOAKROOM with wc, wash hand basin.

SITTING ROOM with windows to front and side, feature electric fireplace with wooden mantle and ceramic surround and hearth.

KITCHEN/DINING ROOM with window to rear, double doors to rear.

KITCHEN AREA with range of matching wall and base units with working surface over, incorporating sink with drainer and four ring gas hob with extractor fan hood over, tiled splashbacks, integrated oven, space for washing machine and fridge freezer. Opens into

DINING AREA with space for table and chairs.

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

BEDROOM with two windows to rear, fitted triple wardrobe with mirrored sliding doors, alcove opens to

EN SUITE SHOWER ROOM with wash hand basin in vanity unit and shower cubicle.

BEDROOM with two windows to front, a good size double room.

BATHROOM with opaque window to side, bath with pedestal wash hand basin and wc, part tiled walls, wood effect flooring.

OUTSIDE To the **FRONT** is a stone chipping border.



REAR GARDEN A generous, low maintenance L shaped rear garden with a mix of paved pathways and patios. Stone chipping beds, panel fence boundary.

DETACHED SINGLE GARAGE and an allocated parking space.

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 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.

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

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

DIRECTIONS: Proceed out of Stratford South on Rother Street, turn left on to Chestnut Walk and then take the third right on to Bull Street. Continue along Bull Street to the end, turning left on to College Lane and then take the second right on to New Street, then take the second right on to Saffron Meadow, continue to Saffron Walk and the property will be found towards the end of the development on the right hand side identified by the For Sale board.



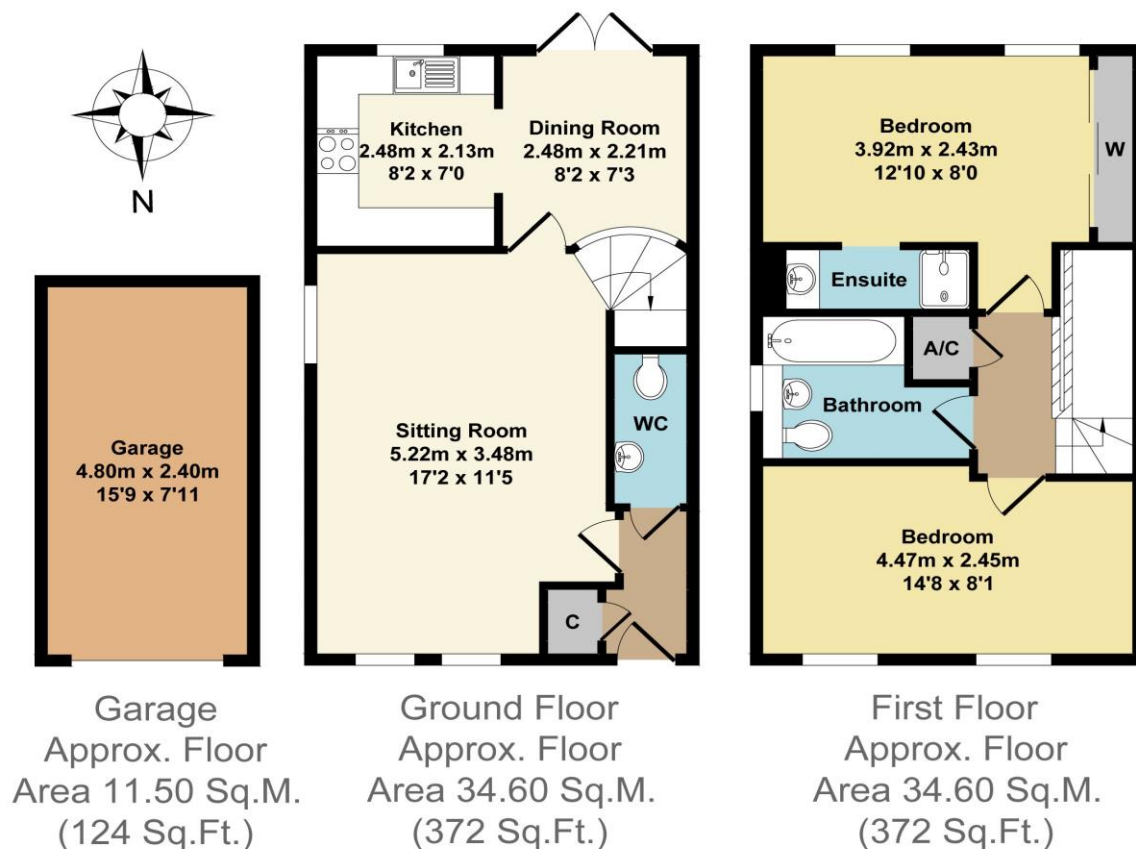
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Total Approx. Floor Area 80.70 Sq.M. (869 Sq.Ft.)

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.

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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Six offices serving South Warwickshire & North Cotswolds