

Peter Clarke

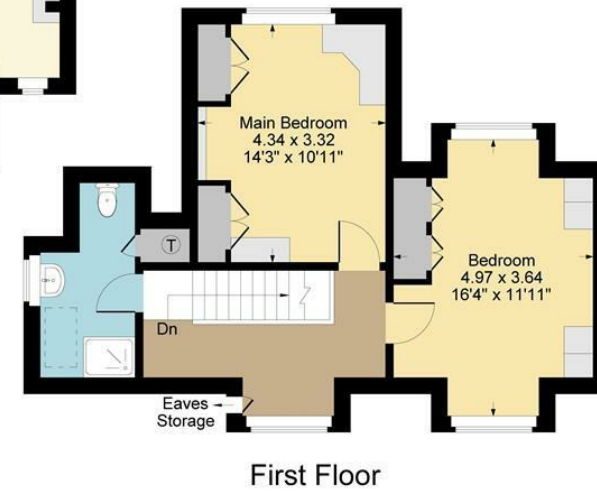


Tylers Croft, 188 Loxley Road, Stratford-upon-Avon, Warwickshire, CV37 7DU

188 Loxley Road, Stratford-upon-Avon



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 133.72 sq m / 1440 sq ft
First Floor = 47.66 sq m / 513 sq ft
Garage = 19.11 sq m / 206 sq ft
Total Area = 200.49 sq m / 2159 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

- Prestigious Loxley Road location
- Flexible and versatile living accommodation
- Separate utility room
- Two bedrooms and a wet room on the ground floor
- Two bedrooms and a wet room on the first floor
- Fantastic garden to rear
- In and out driveway
- Offers huge opportunity (STPP)



Offers Over £850,000

A truly superb opportunity to purchase a four double bedrooms, two bathrooms, two reception rooms home located on the prestigious Loxley Road and offering a wealth of opportunity. With a fantastic family sized garden to the rear, and off road parking and garage to the front. This property will not disappoint.

ACCOMMODATION

ENTRANCE HALL

two storage cupboards.

DUAL ASPECT SITTING ROOM

with feature brick fireplace and door to dining room.

DINING ROOM

with sliding doors to garden.

BREAKFAST KITCHEN

comprising matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, integrated oven with four ring electric hob and overhead extractor fan, integrated dishwasher and fridge freezer, sliding doors to garden.

UTILITY ROOM

with matching wall and base units with work surface over and incorporating sink, space for washing machine and tumble dryer. Wall mounted boiler and door to garage.

GROUND FLOOR BEDROOM

with fitted wardrobes (currently used as a study).

BEDROOM

with built in wardrobes, shelving and dressing table/drawer corner unit.

WET ROOM

comprising walk in shower, wc and wall mounted wash hand basin, heated towel rail.

FIRST FLOOR LANDING

with access to loft (boarded with light).

BEDROOM

with fitted wardrobes and corner unit.

BEDROOM

with fitted wardrobes and drawer units.

WET ROOM

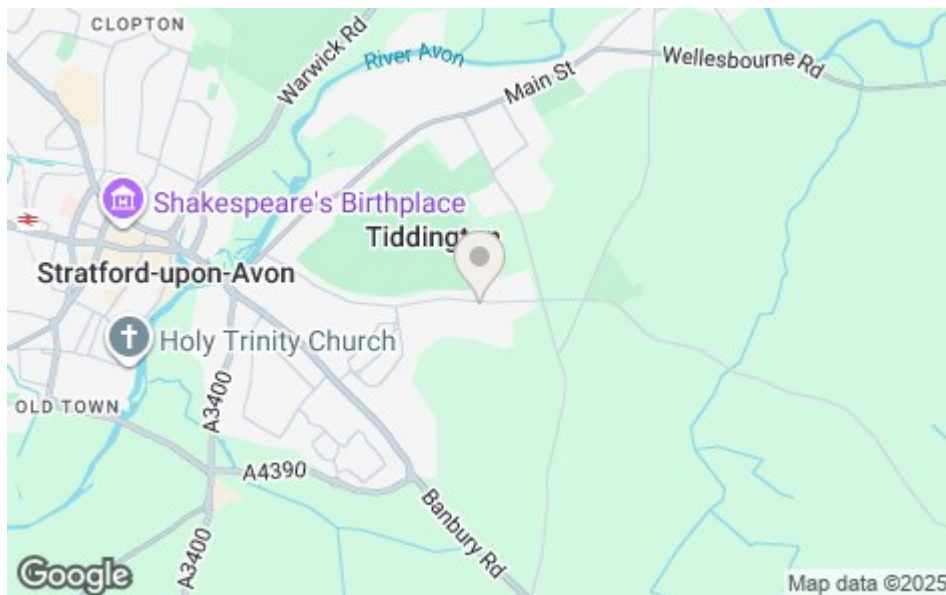
comprising walk in shower incorporating sloping ceiling, wc and wall mounted wash hand basin, door to airing cupboard.

OUTSIDE

To the front is an in and out driveway. To the rear is a truly magnificent garden with a generous lawn split into two, and enclosed by a variety of shrubs, bushes and trees. A paved patio area runs the width of the property, perfect for al fresco dining. Summer house and shed. Side access to both sides.







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 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 G.

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

VIEWING: By Prior Appointment with the selling agent.



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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serving South Warwickshire & North Cotswolds

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