

Peter Clarke



1A Bridgetown Road, Stratford-upon-Avon, CV37 7JH

- Gardens to side and rear
- Flexible living accommodation
- Arguably one of the larger plots in Bridgetown
- Potential for improvement
- Four double bedrooms
- Main bedroom with en suite



Asking Price £575,000

****BEST AND FINAL OFFERS offers by 10am, Tuesday 8th April**** Located in the prestigious Bridgetown development, on arguably the largest plot in its location, is this four bedroom detached home, benefitting from flexible living accommodation and a secluded garden. Situated in the popular Bridgetown Primary School catchment, and offering potential for improvement and to add further value, this property is a rare find. NO ONWARD CHAIN.

ACCOMMODATION

Entrance hall with storage cupboard and door to garage. Sitting room with coal effect gas fire with decorative surround. Family dining kitchen with matching wall, base and drawer units with work surface over and incorporating stainless steel sink and drainer unit, integrated oven, grill, four ring gas hob and overhead extractor, space for under counter fridge, door to pantry cupboard. The dining area offers access to the second sitting room which in turn has sliding doors onto the garden. Utility with wall and base units with work surface over and incorporating stainless steel sink and drainer unit, space for dishwasher, washing machine and tumble dryer, door to front and housing boiler. Cloakroom with wc and wash hand basin.

Split level landing with airing cupboard and access to double bedroom with built in storage cupboard. Bedroom with door to generous eaves storage. Main bedroom with double built in wardrobes. En suite with shower cubicle, wc and wash hand basin. Further bedroom. Bathroom with pale suite comprising bath with shower over, wc and wash hand basin.

Outside to the rear is a secluded lawned garden with paved patio enclosed by hedging. Between the utility and the front is a further paved seating area with gated access to the front. To the front and side are further lawned gardens and generous drive with access to garage which has an up and over door, power and light and also a carport to the side.

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 E.

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

VIEWING: By Prior Appointment with the selling agent.



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Ground Floor

Floor area 99.5 sq.m. (1,070 sq.ft.)



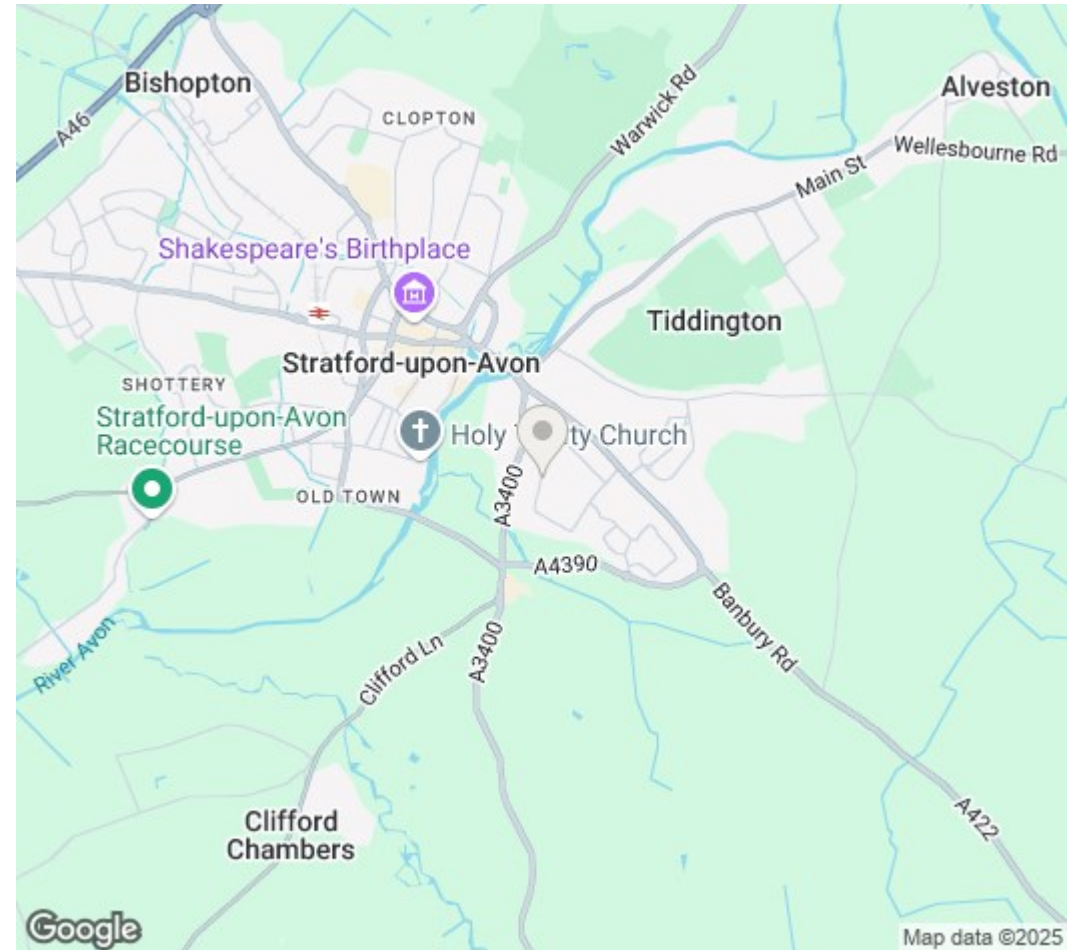
First Floor

Floor area 86.9 sq.m. (935 sq.ft.)

TOTAL: 186.3 sq.m. (2,006 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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serving South Warwickshire & North Cotswolds

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