



Trevelyan Close  
Stratford upon Avon, Warwickshire, CV37 9LJ

Jeremy  
McGinn & Co



**SITUATED IN AN ESTABLISHED RESIDENTIAL LOCATION THIS PROPERTY IS WITHIN EASY REACH OF LOCAL AMENITIES AND THE TOWN CENTRE ITSELF IS WITHIN WALKING DISTANCE. THE PROPERTY ITSELF COMPRISES AN END OF TERRACE HOUSE WITH GARDENS EXTENDING TO THREE SIDES. THE WELL PROPORTIONED ACCOMMODATION HAS NIGHT STORAGE HEATING AND DOUBLE GLAZING.**

The accommodation comprises:

Hall

Panelled front door, power point and ceiling light point.

Lounge 14' 3" x 14' 9" (4.34m x 4.49m)

Double glazed window to front, T.V. point, power points, night storage heater and two ceiling light points.



Kitchen 8' 3" x 14' 2" (2.51m x 4.31m)

With base cupboards surmounted by roll edge laminate work surface and wall cupboards over, Stainless steel single drainer sink unit, recess for cooker, double glazed window to rear, power points, two ceiling light points and walk in larder.

Rear Porch

Plumbing for automatic washing machine, power points and door to rear garden.

Cloakroom

With low flush W.C. and wash hand basin.

Landing

Airing cupboard, night storage heater, power point, ceiling light point and access hatch to loft.

Bedroom One 10' 5" x 14' 4" (3.17m x 4.37m)

Built in wardrobe, power points, electric panel heater, ceiling light point and double glazed window to front.



Bedroom Two 11' 0" x 8' 10" (3.35m x 2.69m)

Fitted wardrobes, power points, ceiling light point and double glazed window to rear.

Bathroom 5' 6" x 5' 7" (1.68m x 1.70m)

White suite comprising panelled bath with independent heated shower over and pedestal wash basin, double glazed window to rear, fully tiled and ceiling light point.

Separate W.C.

With low flush W.C., double glazed window to rear and ceiling light point.

### Outside

To the side and rear of the property there is a mature private garden.

### Services

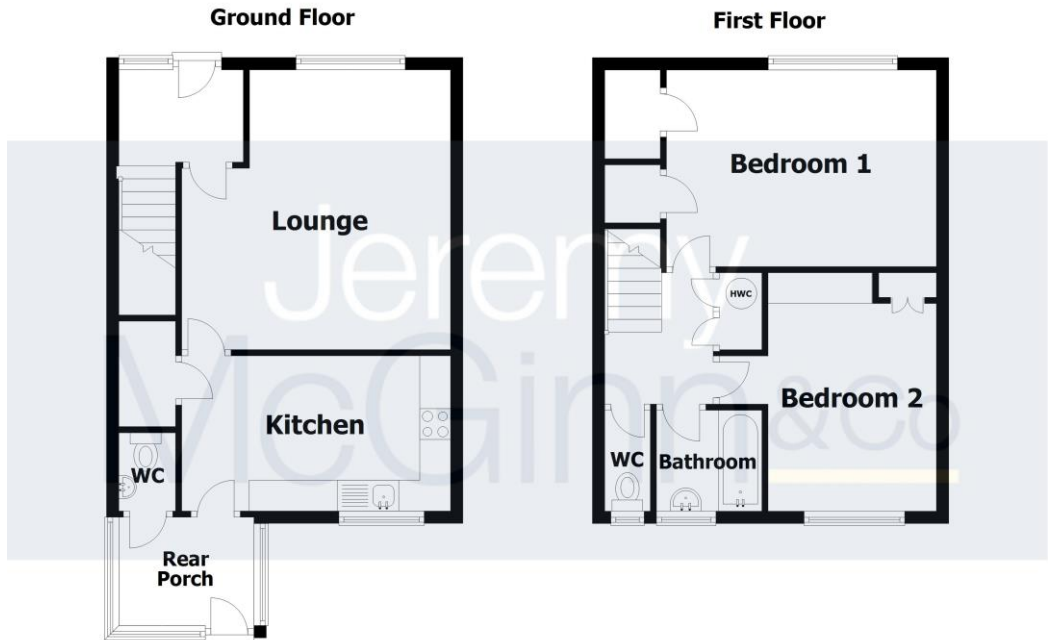
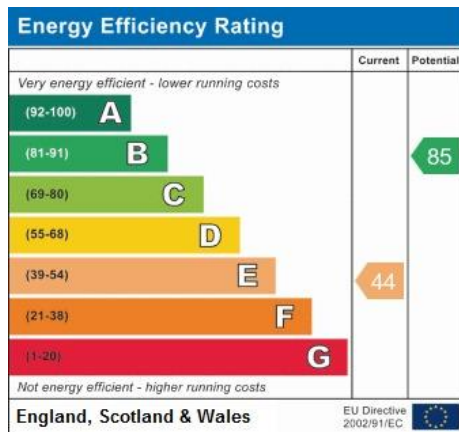
We have been advised that all services are connected to the property and should be checked with solicitors before exchange of contracts

### Tenure

We understand that the property is Freehold. However, we advise all interested parties to obtain verification through their Solicitors or Surveyor.

### Local Authority

Stratford on Avon DC – Council Tax Band C



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

Plan produced using PlanUp.



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JPM Homes Limited trading as Jeremy & Co, Company No: 6748136

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