



Evesham Road
Stratford upon Avon, Warwickshire, CV37 9BP

Jeremy
McGinn & Co



JUST A SHORT STROLL FROM STRATFORD TOWN CENTRE, THIS PROPERTY OFFERS FLEXIBLE ACCOMMODATION & BRIEFLY COMPRISES; A GENEROUS ENTRANCE HALLWAY WITH STAIRS RISING TO THE FIRST FLOOR, LIVING/DINING ROOM COMPLETE WITH PICTURE RAILS, FEATURE FIREPLACE AND BAY WINDOW, A COSY REAR SITTING ROOM WHICH IS AN IDEAL SPOT TO RELAX AND UNWIND WITH A COAL EFFECT FEATURE FIREPLACE, KITCHEN BREAKFAST ROOM WITH A RANGE OF WALL AND BASE UNITS, INTEGRATED APPLIANCES AND PLENTY OF SPACE FOR A BREAKFAST TABLE, WITH ACCESS TO THE GARAGE; AND A REAR SUN ROOM, GIVING ACCESS TO THE REAR GARDEN.

TO THE FIRST FLOOR IS A WONDERFULLY SPACIOUS MASTER BEDROOM, FURTHER GENEROUS DOUBLE BEDROOM, THIRD SINGLE BEDROOM & MODERN FAMILY BATHROOM.

OUTSIDE TO THE FRONT OF THE HOUSE IS A LARGE DRIVEWAY FOR 2-3 CARS AND ACCESS TO A GARAGE.

THE GARDENS TO THE REAR ARE LAID MAINLY TO LAWN AND OFFER A DELIGHTFUL MATURE PLOT, WITH AREAS FOR OUTDOOR DINING AND RELAXING AND A SUPERB VEGETABLE GARDEN. THERE IS ALSO A TIMBER BUILT SHED/WORKSHOP, MAKING FOR IDEAL STORAGE SPACE.

Hallway

Part glazed front door, radiator, useful under stairs storage cupboard, picture rail, wooden floor, ceiling light point and panelled doors off to: -



Front Dining Room 12' 6" into bay x 12' 10" (3.81m x 3.91m)

Feature fireplace, bay window to front aspect, stripped wood floor, power points, radiator, picture rail and ceiling light point.

Living Room 15' 2" x 11' 3" (4.62m x 3.43m)

Feature fireplace with fitted coal effect gas fire, T.V. point, power points, picture rail, radiator, ceiling light point and glazed door with windows either side opening into rear veranda. Door to: -

Veranda/Sun Room 3' 4" x 11' 8" (1.02m x 3.55m)

With door to rear garden.

Kitchen Breakfast Room 15' 5" x 7' 5" (4.70m x 2.26m)

With base cupboards surmounted by roll edge laminate work surface and wall cupboards over. Stainless steel sink unit with central mixer tap and draining bowl, cooker recess with gas point and built in fridge/freezer. Under cupboard lighting, windows to two sides, radiator, ceramic tiled floor and inset ceiling lights.

First Floor Landing

Access hatch to loft, window to side, ceiling light point and panelled doors off to: -

Bedroom One 15' 1" x 11' 3" (4.59m x 3.43m)

Window to rear, picture rail, radiator, power points and ceiling light point.

Bedroom Two 12' 11" into bay x 12' 0" (3.93m x 3.65m)

With bay window to front aspect, power points, case iron fireplace, radiator, picture rail and ceiling light point.



Bedroom Three 8' 9" x 7' 6" (2.66m x 2.28m)

Power points, window to rear, picture rail, radiator and ceiling light point.



Family Bathroom 7' 0" x 6' 8" (2.13m x 2.03m)

With white suite comprising free standing period style bath with shower over, pedestal wash basin and low flush W.C. Radiator, heated towel rail, obscure window to front, fully tiled and ceiling light point.

Enclosed Car Port/Garage 30' 2" x 6' 9" (9.19m x 2.06m)

With double timber doors to front and door to rear garden.

Outside

The property stands behind a gravel driveway providing ample parking for up to three cars. The garden is laid mainly to lawn with well stocked borders and pleasant open aspect. To the rear there is a large mature garden including a: -



Timber Workshop 15' 6" x 8' 1" (4.72m x 2.46m)

With double doors to front and windows to side and rear elevation.

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 E

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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