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43, Shipston Road, Stratford-Upon-Avon

Price Guide £495,000



This stunning property is situated south of the river. It has been extended and transformed into a beautiful period townhouse. The accommodation comprises a welcoming entrance hall, sitting room, inner hall with guest cloakroom, fantastic 25-ft Dining Kitchen Family room, two double bedrooms, and a generously sized family bathroom. Off-road parking to the front and a fully enclosed, good-sized rear garden are benefits. Energy rating D.

Location

Location, location, location!! It is wonderfully

situated just a short stroll from the centre of Stratford-upon-Avon, the theatres, restaurants, shops, and the River Avon.

Approach

Through the entrance door into:

Welcoming Reception Hall

Decorative tiled floor, ceiling light point, feature eye-level internal glazed windows with views of the Sitting room. Door to a useful cloaks/storage space and opening to the Inner Hall.

Sitting Room

12'2" x 10'5" (3.71m x 3.20m)

Double glazed splay bay window to front aspect, ceiling light point, radiator, wood effect floor. Projecting chimney breast with brick surround and a raised stone hearth with oak mantel.

Inner Hall

Wood effect floor, radiator, downlighters, staircase rising to First Floor Landing, natural wood sliding door to the Cloakroom and an opening leads through to the Kitchen.



Cloakroom

A white suite comprises a WC, wash basin with storage below, decorative panels to half height, downlighters, and an extractor fan.

Open-Plan Dining Kitchen Family Room

25'9" x 13'10" narrowing to 13'4" (7.86m x 4.24m narrowing to 4.08m)

Attractive range of contrasting base and eye level units with complementary worktops, Belfast sink unit with mixer tap. Wine cooler, five-ring gas hob

with Zanussi extractor unit over, AEG dishwasher. Pull out Pantry unit, Zanussi oven and grill with microwave above, integrated fridge/freezer, downlighters, wood effect floor, radiators and feature high ceilings incorporating three double glazed roof lights. In the family area, there is exposed brickwork to one wall with a recess for a wall-mounted TV, and double-glazed French doors provide views and access to the rear garden.

Utility Area

7'9" x 4'5" (2.37m x 1.36m)

Having power and light, brick surround fireplace with natural stone hearth and oak beam.

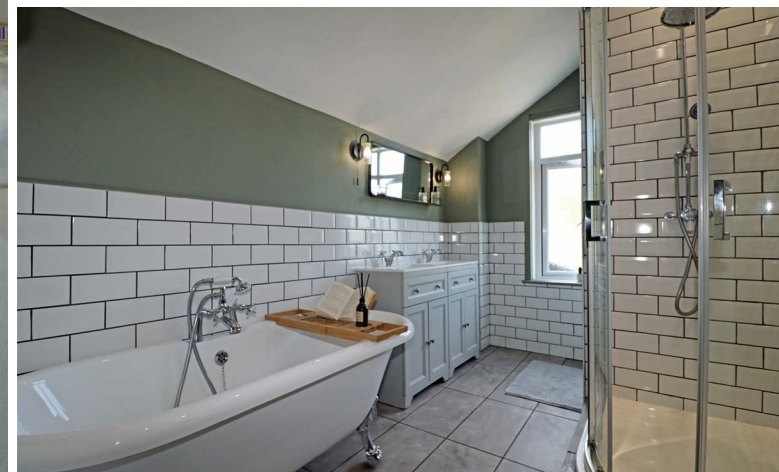
First Floor Landing

Ceiling light point, downlighters. Natural wood panelled doors to:

Bedroom One

14'2" x 12'3" (4.32m x 3.74m)

This excellent double bedroom has a radiator, a



projecting chimney breast with a cast iron surround, and a double-glazed window to the front aspect.

Double Bedroom Two

12'0" x 10'11" (3.66m x 3.34m)

Radiator, open wardrobe recess providing hanging rail space and a double glazed window to the rear aspect.

Good Sized Bathroom

11'8" x 7'4" (3.58m x 2.24m)

White suite comprising roll top bath with side mixer tap and telephone style shower attachment. His and Hers vanity units have a mixer tap, soft-close drawers, and storage cupboards below. Large tiled shower enclosure with a period-style Mira shower system and curved double-opening glazed doors. WC, complementary tiled splashbacks, tiled floor, heated towel rail, downlighters, wall lights and a double glazed window to rear aspect.

Outside

The property benefits from that all important off road parking with a driveway to the front. A shared pedestrian side passage allows access to the rear garden.

Generous Sized Rear Garden

Which is a particular feature of the property. Enjoying a good-sized paved patio area leading to long, mainly laid-to-lawn gardens. There is a mature Horse Chestnut tree at the garden's rear, an outside tap, and a shared side pedestrian access.



Tenure

The property is understood to be Freehold, although we have not inspected the relevant documentation to confirm this.

Services

All main services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order and cannot give

warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

The property is in Council Tax Band "C" - Stratford upon Avon District Council

Postcode

CV37 7LN



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		65
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

Ground Floor

Approx. 70.6 sq. metres (760.0 sq. feet)



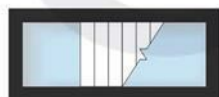
First Floor

Approx. 44.9 sq. metres (482.9 sq. feet)



Basement

Approx. 2.4 sq. metres (26.1 sq. feet)



Total area: approx. 117.9 sq. metres (1269.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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