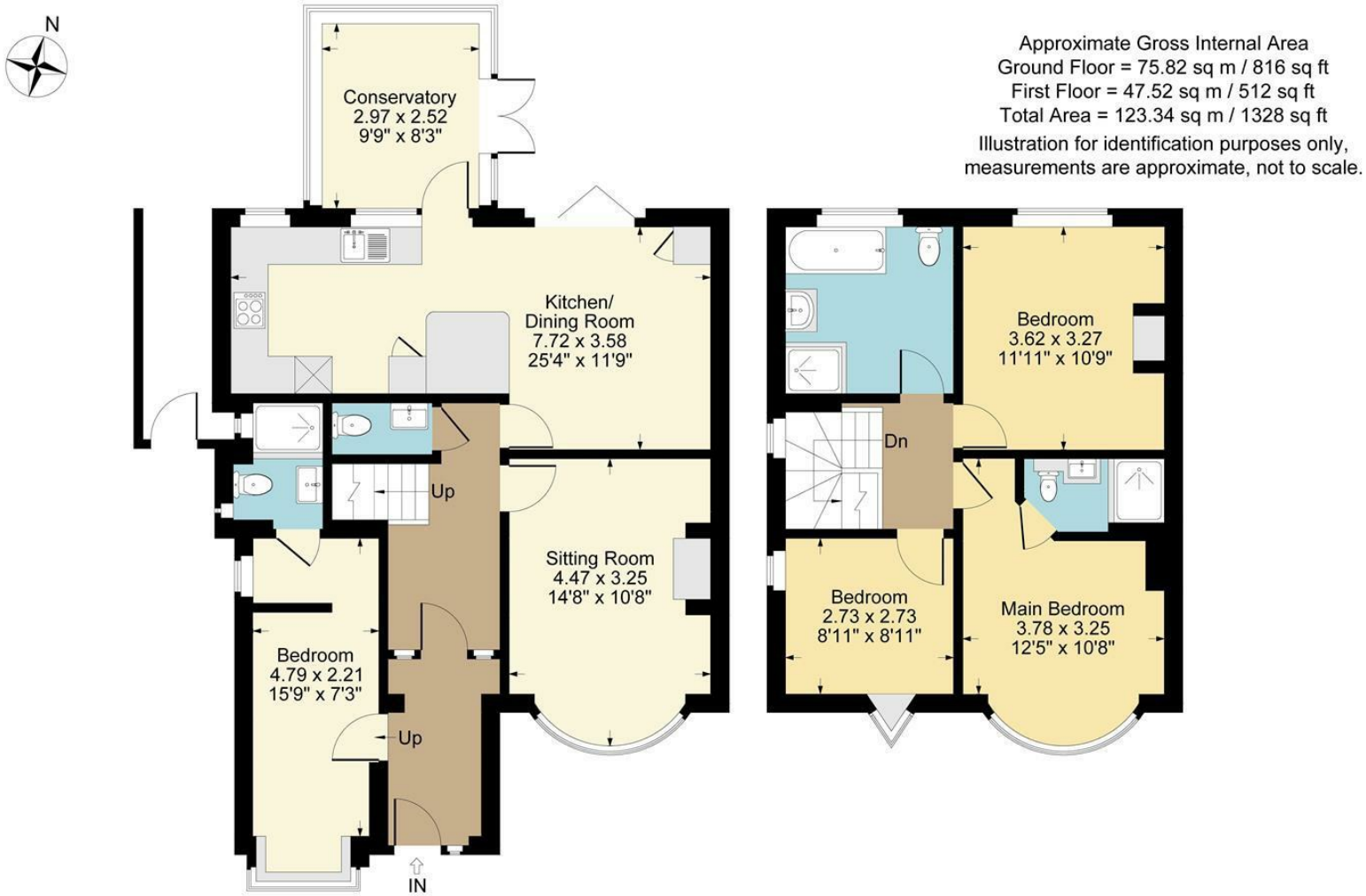


216 Evesham Road, Stratford-upon-Avon, CV37 9AS

216 Evesham Road, Stratford-upon-Avon



Approximate Gross Internal Area
Ground Floor = 75.82 sq m / 816 sq ft
First Floor = 47.52 sq m / 512 sq ft
Total Area = 123.34 sq m / 1328 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

- Very close walk to the town centre
- Beautifully presented accommodation
- Porch, hall and cloakroom
- Sitting room, high quality re-fitted kitchen/family room with quartz work surfaces
- Conservatory and ground floor bedroom 4/study with en suite
- Three good bedrooms, en suite and bathroom
- Ample parking, courtyard style gardens

4 3 3

Asking Price £560,000

A beautifully upgraded semi-detached property located very close to the town centre providing three/four bedrooms, three bathrooms, sitting room, open plan kitchen/family room, conservatory, ample parking, very attractive courtyard style gardens.

ACCOMMODATION
Front door leads to porch with access to

GROUND FLOOR BEDROOM/STUDY
with window shutters, tiled floor.

RECENTLY FITTED EN SUITE
with wc, wash basin and large shower cubicle, chrome heated towel rail, tiled floor, downlighters.

ENTRANCE HALL
with tiled floor.

CLOAKROOM
with wc and wash basin with cupboards below, tiled floor.

SITTING ROOM
with bay window to front, window shutters.

KITCHEN/DINING/FAMILY ROOM
with high quality fitted units, quartz work top with upturn, sink with hot water tap, AEG induction hob, built in oven, grill and microwave, pan drawers, American style fridge freezer, bi-fold doors to garden, quartz breakfast bar, downlighters. Access to

CONSERVATORY
with tiled floor, French doors to courtyard gardens.

FIRST FLOOR LANDING
with window shutter, fold down ladder with access to roof space.

BEDROOM ONE
with window to front, window shutters.

EN SUITE
with wc, wash basin with drawers below, large shower cubicle with rainfall shower head, shower attachment, downlighters.

BEDROOM TWO
with window shutters.

BEDROOM THREE
with window shutters.

LARGE FAMILY BATHROOM
with wc, wash basin with drawers below and large shower cubicle, bath, tiled floor, downlighters, fitted wall mirror, chrome heated towel rail.







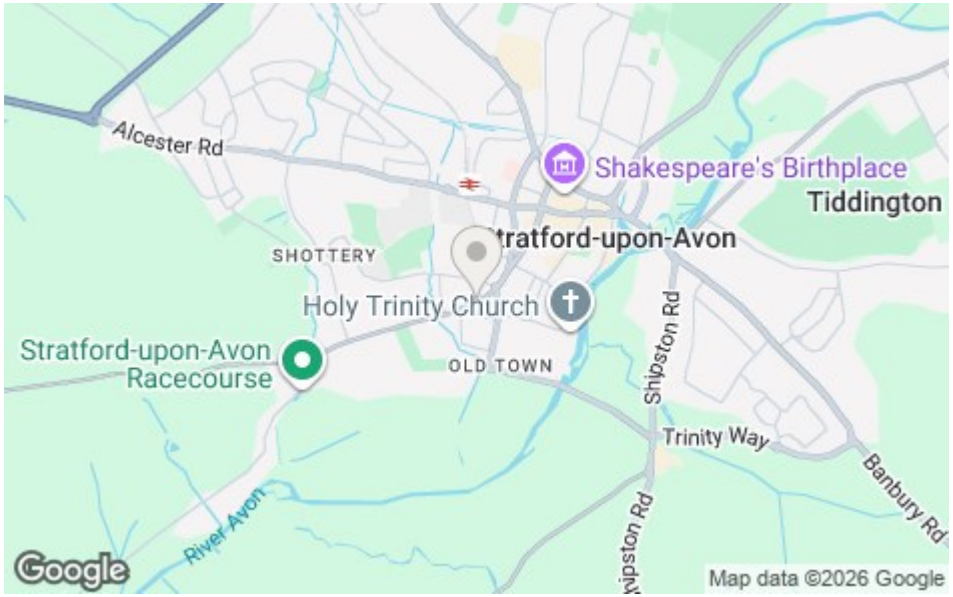














OUTSIDE

there is block paved off road parking to the front for several vehicles. Covered side passage leading to

VERY ATTRACTIVE COURTYARD STYLE GARDEN

with flagstone paving, pergola, potting/storage shed, enclosed by wood fencing.

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 heating to radiators.

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.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 62% Vodaphone (Checked on Ofcom Jun26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

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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Peter Clarke