10 Yeats Road, Stratford-upon-Avon, CV37 7PP

- Popular location south of the river, on Trinity Mead
- Three bedroom semi-detached
- Walking distance of Bridgetown Primary School
- Low maintenance rear garden
- Large kitchen/dining room
- Main bedroom with en suite
- Garage and parking

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Offers In The Region Of £395,000

On the popular Trinity Mead Development and within walking distance of Bridgetown Primary School, this three bedroom semi detached home offers a sitting room, dining kitchen, main bedroom with en-suite, garage and parking. South of the River and within a 15-20 minute walk of the town centre.

ACCOMMODATION

Entrance Hall. Cloakroom with wc and wash hand basin. Sitting Room with coal effect gas fire with decorative surround and mantle over, double doors to garden. Dining Kitchen with matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, integrated oven, four ring gas hob and overhead extractor fan, integrated fridge freezer and dishwasher, space for washing machine, door to garden and door to under stairs storage.

Landing with loft access and door to over stairs storage. Main Bedroom with built in wardrobes. En Suite with shower, wc and wash hand basin. Bedroom Two with built in wardrobe. Bedroom Three. Bathroom with white suite comprising bath, shower over, wc and wash hand basin with storage under, wall mounted heated towel rail.

Outside to the rear is a decked area leading to a lawned garden, walled to one side, fenced to the other. Gated rear access to Garage having up and over door and parking in front for one car.

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 D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. 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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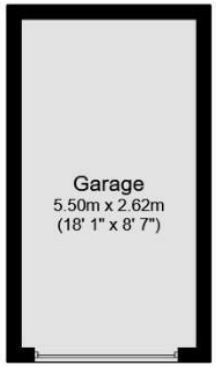
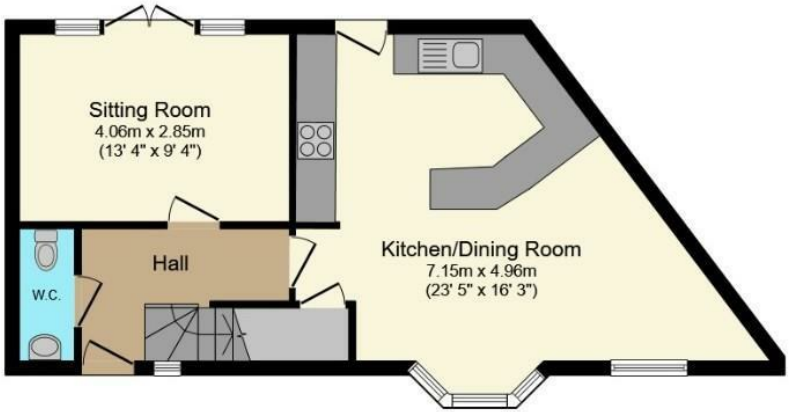


Garage

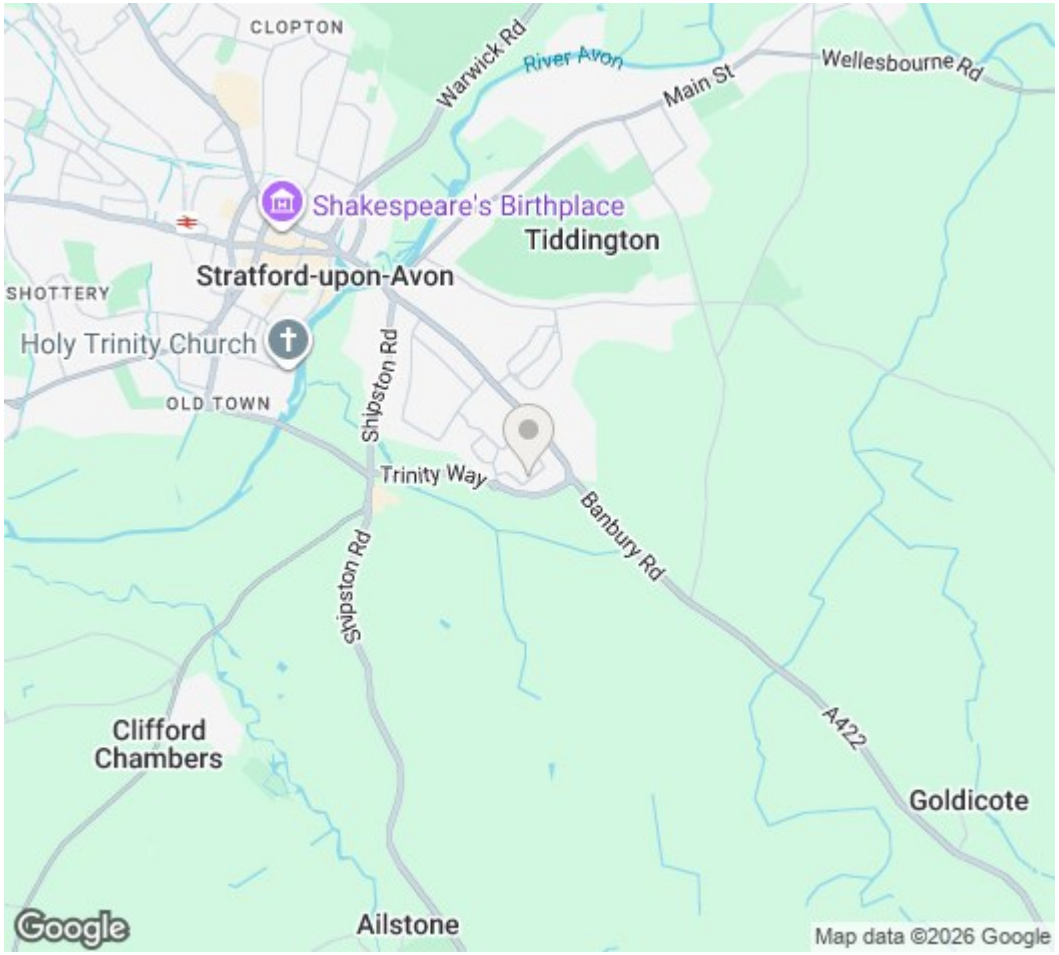


Ground Floor

First Floor

Total floor area: 105.8 sq.m. (1,139 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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Peter Clarke
Winkworth