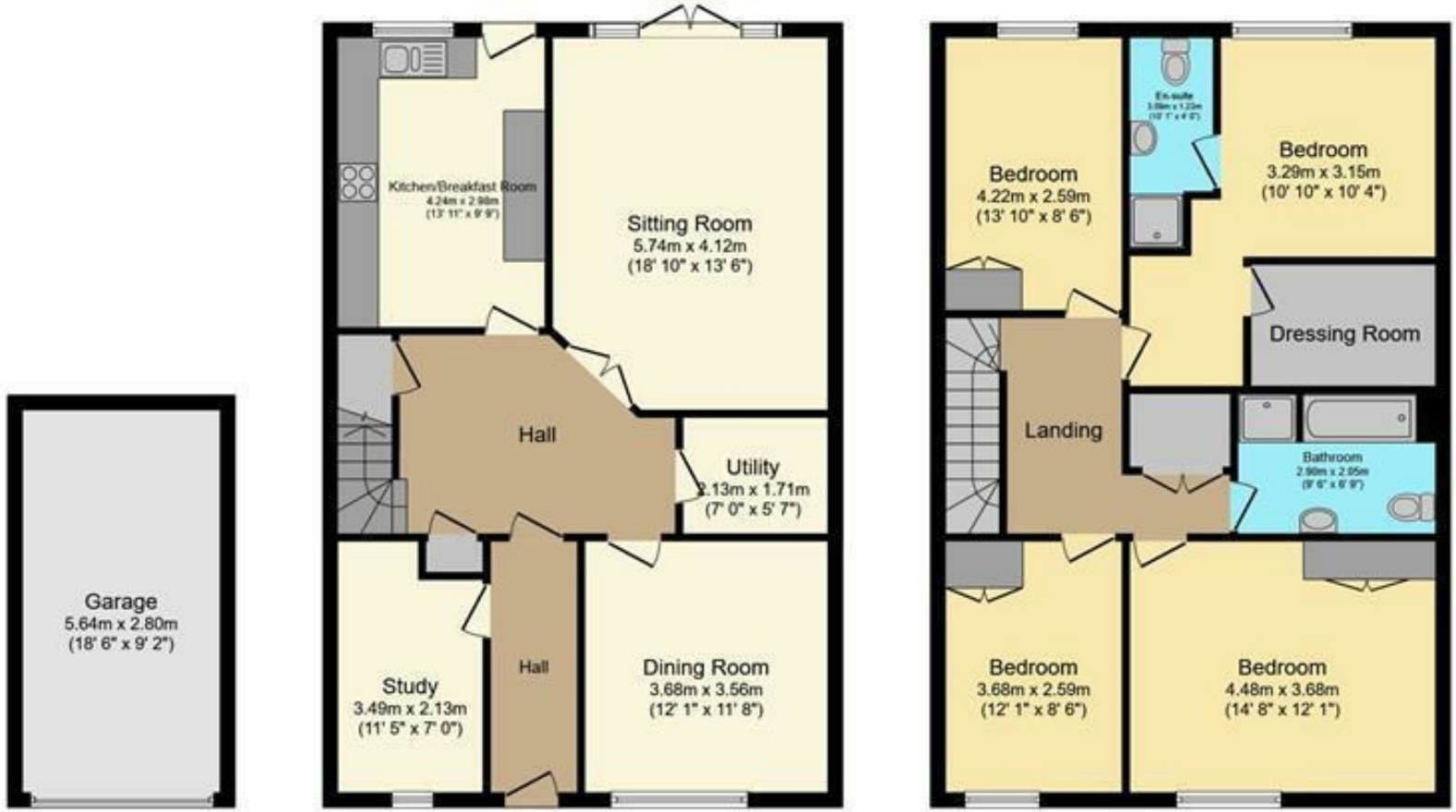



3, Riverbank Gardens, Tiddington Road, Stratford-upon-Avon, CV37 7BW

# Tiddington Road, Stratford-upon-avon




Garage | Ground Floor | First Floor

Total floor area: 174.4 sq.m. (1,878 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

- Exclusive gated setting within a very short walk of the town centre
- Beautifully upgraded and presented four-bedroom modern townhouse
- Refurbished to an exceptionally high standard throughout
- Approximately 1,679 sq ft of accommodation
- Secure off-road parking and garage
- Spacious reception hall, ideal for use as a dining hall
- Two reception rooms and a separate study
- High-quality refitted kitchen breakfast room
- Four double bedrooms, including a principal bedroom with luxury refitted en-suite
- Luxury refitted bathroom and shower room, landscaped low-maintenance gardens with pleasant outlooks




Guide Price £875,000

A truly unique opportunity to acquire a beautifully presented and upgraded four-bedroom modern townhouse, situated within an exclusive gated setting and providing approximately 1,679 sq ft of high-quality accommodation, together with off-road parking and a garage. Ideally positioned within a very short walk of the town centre, the property enjoys pleasant outlooks to both the front and rear and offers an excellent opportunity to enjoy secure, private living in a highly convenient location.

## ACCOMMODATION

The front door leads into a particularly spacious reception hall, which offers ample space to be used as a dining hall, with a useful cloaks cupboard and additional under-stairs storage cupboard. Double doors open into the sitting room, which enjoys a pleasant outlook and has French doors leading out to the rear garden, together with a gas fire.

There is also a separate dining room, which could alternatively be used as a second sitting room, providing excellent flexibility, together with a refitted cloakroom comprising a suspended WC and wash hand basin, fully tiled walls and automatic lighting.

The beautifully refitted kitchen breakfast room has been upgraded to an exceptionally high standard, incorporating a sink with Quooker boiling water and sparkling water tap, Silestone work surfaces and attractive dual-tone cupboard fronts. There is a range-style oven with six burners, breakfast bar, integrated dishwasher and space for an American-style fridge freezer.

Stairs rise to the first-floor landing, which provides access to the loft space, where the boiler is located. There is also a particularly useful airing/utility cupboard with space and plumbing for both a washing machine and tumble dryer.

Bedroom one is a particularly attractive principal bedroom, incorporating a separate dressing room with automatic lighting and a luxury refitted en-suite shower room. This comprises a WC, wash hand basin with cupboards below and a large shower cubicle with rainfall shower head, complemented by fully tiled walls.

Bedrooms two, three and four are all good-sized double bedrooms and each benefits from built-in wardrobes.

The luxury refitted family bathroom has been finished to an excellent standard, comprising a suspended WC, wash hand basin with drawers below and a double-ended bath with concealed taps. There is also a large separate shower cubicle with rainfall shower head, large wall mirror and fully tiled walls.






TIME TO DRINK


LAUGH








French






## OUTSIDE

The property is approached via secure gated access, leading to the private off-road parking area and garage. The garage is of brick construction beneath a pitched tiled roof, with an up-and-over door to the front and power and lighting connected. There is also a communal bin store situated to the rear of the garage.

The attractive landscaped rear garden has been designed with ease of maintenance in mind and provides three separate patio seating areas (one with awning), together with raised beds incorporating mature planting and a garden shed. The garden is enclosed by a combination of timber fencing and walling and enjoys a pleasant degree of privacy.

## 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.

AGENT'S NOTE: We have been advised that there is a management company responsible for the communal areas, with a current annual charge of approximately £1,000. This information should be verified by the purchaser's solicitors prior to exchange of contracts.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast available (Checked on Ofcom Nov 26) | Minimum Mobile Coverage: 70% Vodafone (Checked on Ofcom Nov 26)

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

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.

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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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Winkworth