



Peter Clarke

IN ASSOCIATION WITH

Winkworth

4 Kendall Avenue, Stratford-upon-Avon, CV37 6SG

- Three bedroom terraced home
- Walking distance to town centre
- Open planing dining area and sunroom
- Reception room with fireplace
- Rear garden with vegetable garden
- Driveway
- Mock Tudor facade



£375,000

A beautifully refurbished three-bedroom terraced home with a charming mock Tudor façade, ideally located just moments from the heart of Stratford-upon-Avon. Boasting a private driveway, open-plan living, a downstairs WC, tranquil canal access, and a delightful garden with a vegetable garden, this exceptional home offers the perfect blend of character, comfort, and convenience.

ACCOMMODATION

Entrance hall with Victorian style flooring, understairs cupboard. Cloakroom with wc and wash hand basin. Sitting room with fireplace, mantle over, box window, built-in shelves and cupboards. Open plan kitchen with range of cupboards, built in oven, four ring gas hob, sink with drainer, built in fridge freezer, extractor hood, shutters. Open plan dining room with a closed fireplace. Sunroom with two Velux windows and French doors to the garden.

Landing. Bedroom One with built in wardrobe, a closed fire place and a shuttered window with a garden view. Bedroom Two with built in cupboard, built in vanity unit and window shutters. Bedroom Three with window shutters. Bathroom with bath, shower over, wc, wash hand basin, towel rail.

Outside, the rear garden has patio, lawn, flower beds, shed, vegetable garden and a back door leading to the canal. To the front is a driveway for two vehicles and an EV charger.

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.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast available (Checked on Ofcom Jul26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Jul26).

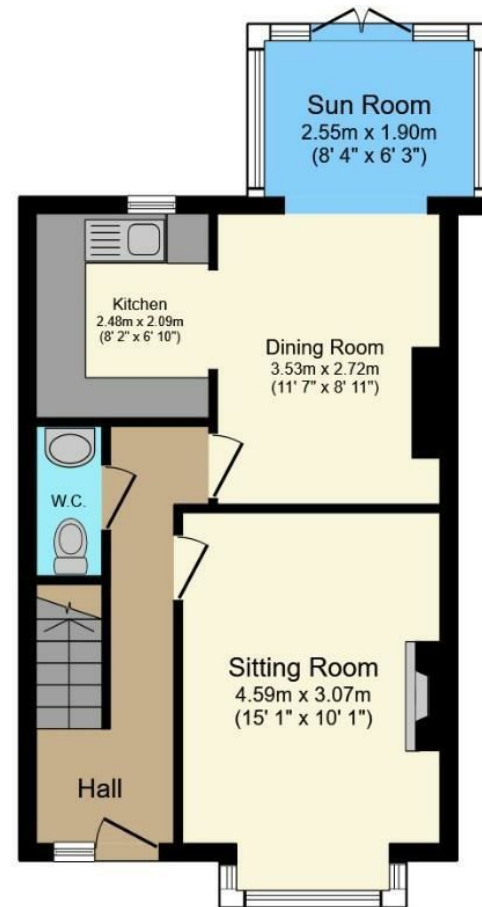
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

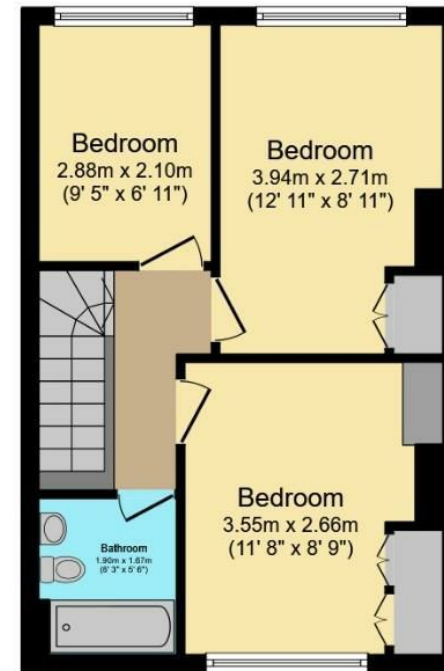
VIEWING: By Prior Appointment with the selling agent.



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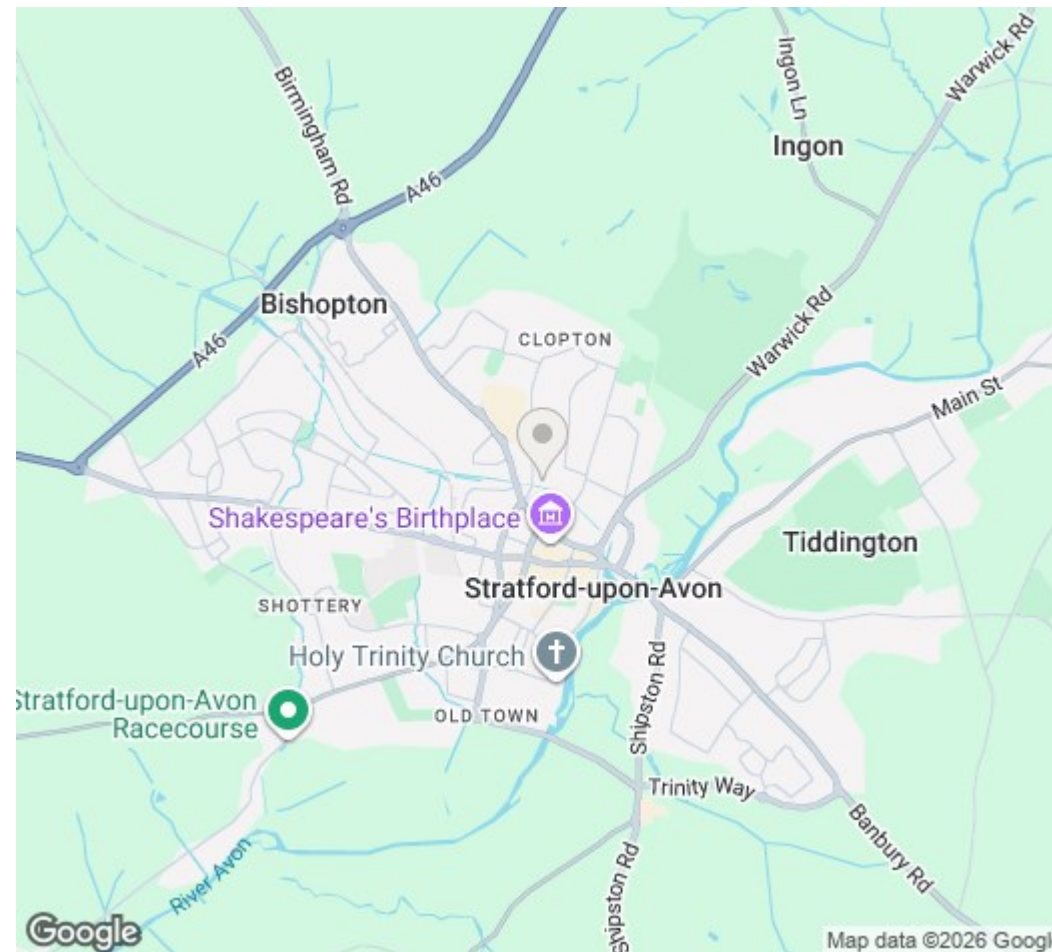
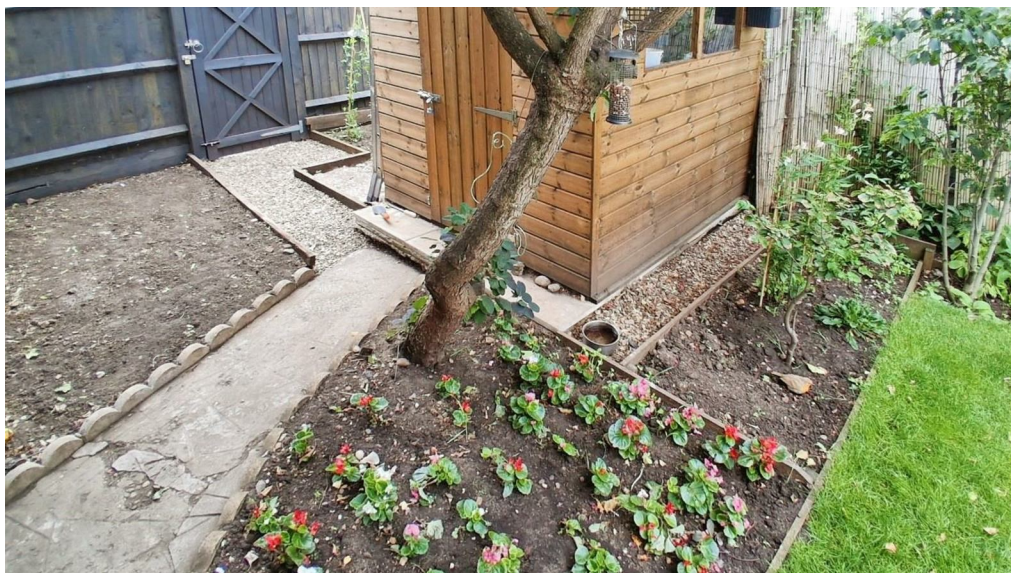
Ground Floor



First Floor

Total floor area: 81.5 sq.m. (877 sq.ft.)

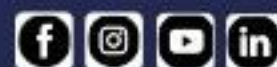
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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serving South Warwickshire & North Cotswolds

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AN ASSOCIATE OF WINKWORTH

Winkworth