

147 Clopton Road, Stratford-upon-Avon, CV37 6TE

- Walking distance of the town centre
- Two Double Bedrooms and One Single
- Sitting Room with Large Front Window
- Breakfast Kitchen with Garden Access
- Walking distance of Thomas Jolyffe Primary School
- Generous Rear Garden
- Garage and Additional Off-Road Parking
- Scope for Modernisation and Improvement

3 1 1

Offers Over £325,000

A three-bedroom semi detached home offering scope for modernisation and improvement, offering a generous rear garden, garage and additional off-road parking. Wihtin walking distance of the town centre and conveniently located for Thomas Jolyffe Primary School. NO ONWARD CHAIN

ACCOMMODATION

The accommodation opens into an entrance hall leading to a sitting room with a large window overlooking the front. The breakfast kitchen is fitted with base units incorporating drawers, work surfaces and a sink, with a door providing access to the rear garden.

On the first floor, the landing provides access to the loft space. There are two double bedrooms and a further single bedroom, together with a shower room comprising a shower, WC and pedestal wash hand basin. There is also a useful airing cupboard.

Outside, the property benefits from a generous rear garden, predominantly laid to lawn. To the side is a garage with vehicular access from the front, whilst additional off-road parking is also available to the front of the property.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Storage 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 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 D.

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

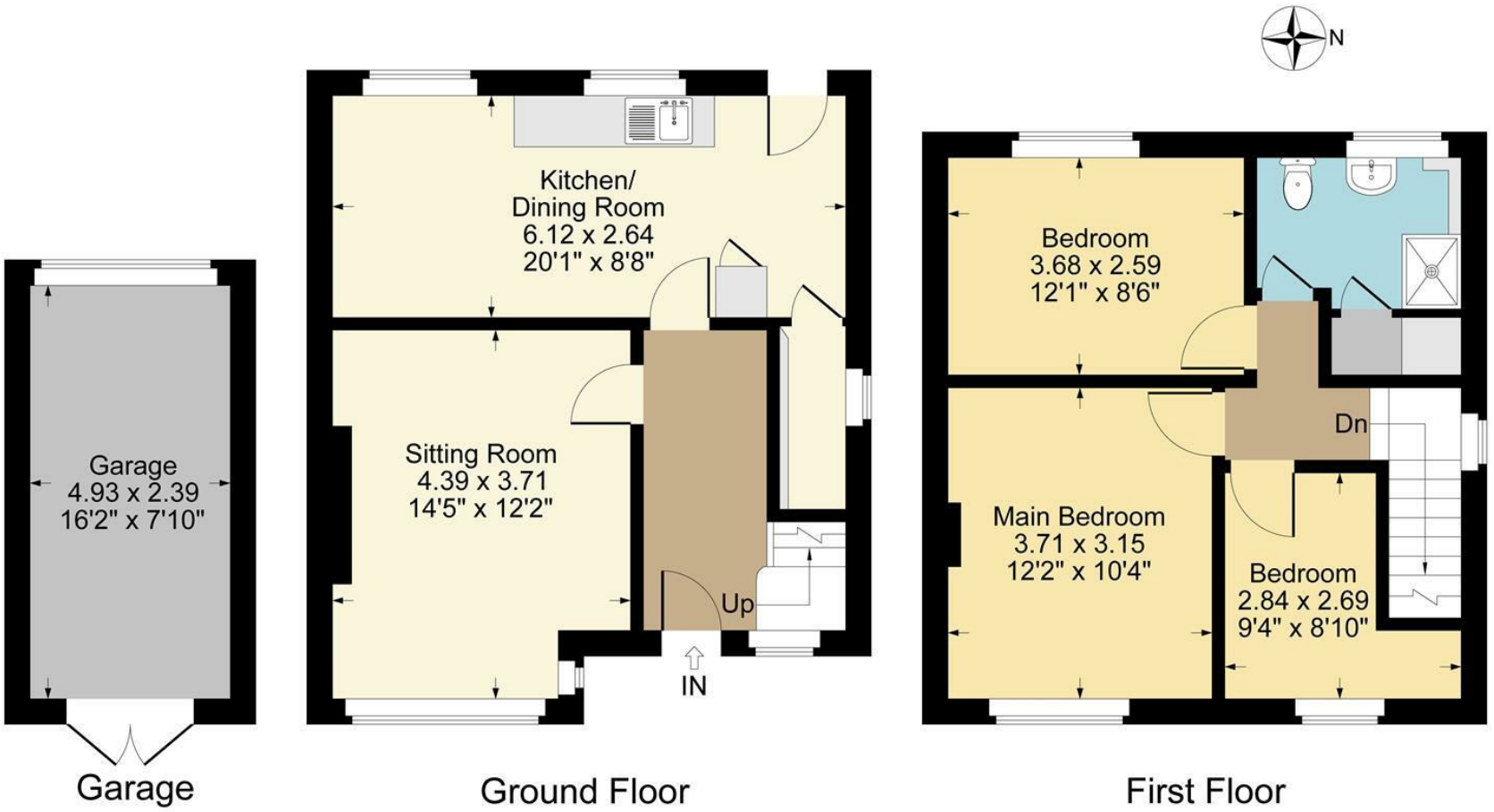
VIEWING: By Prior Appointment with the selling agent.







147 Clopton Road, Stratford-upon-Avon



Garage

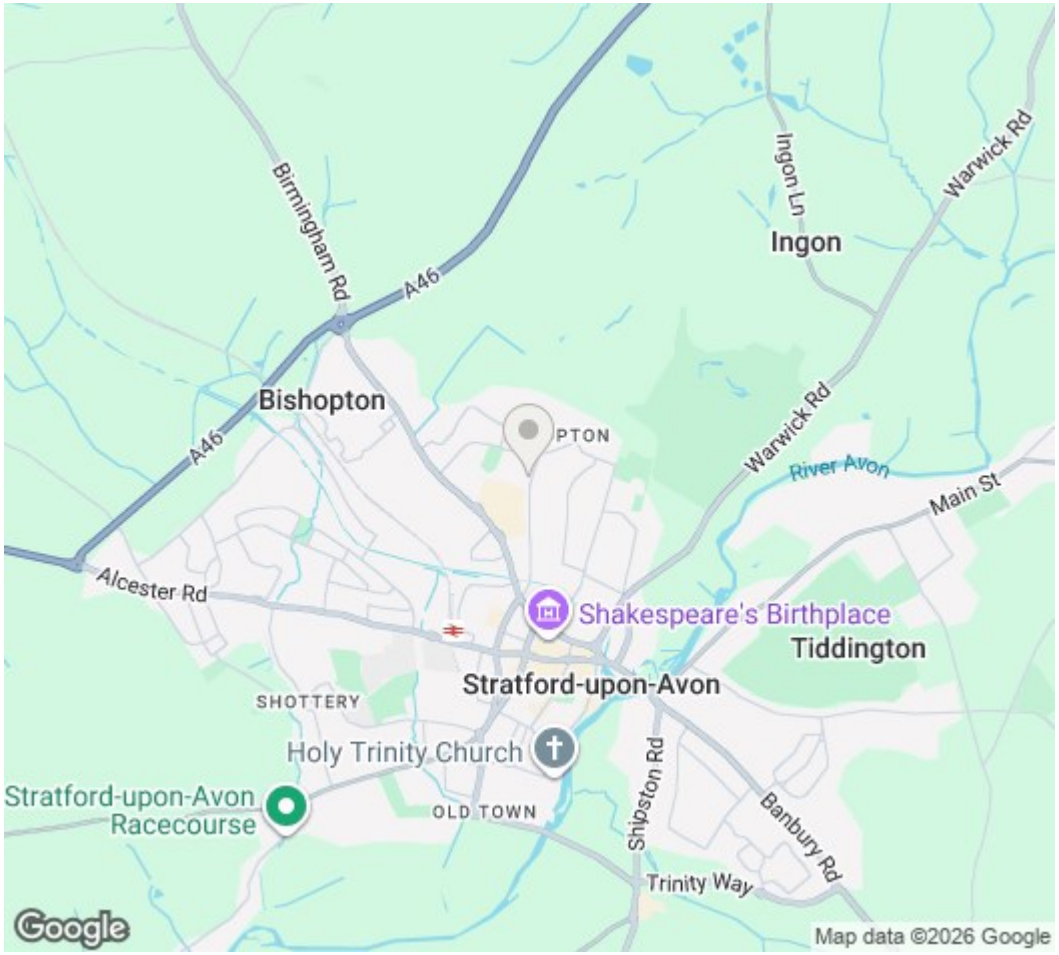
Ground Floor

First Floor

Approximate Gross Internal Area
Ground Floor = 41.24 sq m / 444 sq ft
First Floor = 39.48 sq m / 425 sq ft
Garage = 11.79 sq m / 127 sq ft
Total Area = 92.51 sq m / 996 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.







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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke
Winkworth