



Peter Clarke

2 The Elms Maidenhead Road, Stratford-upon-Avon, CV37 6YB

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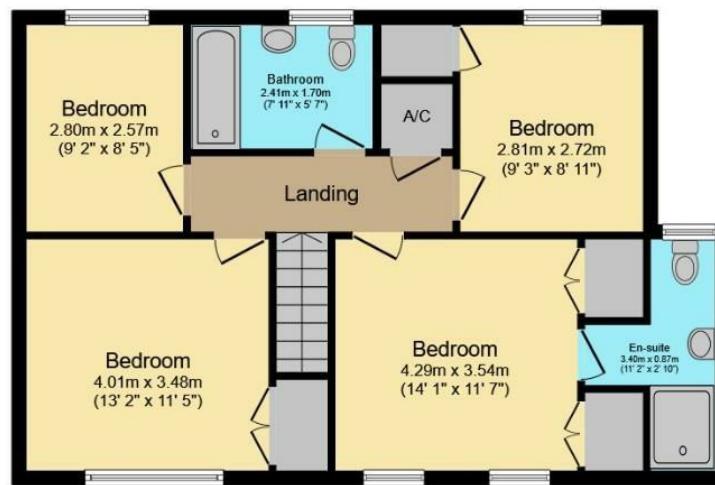


**Ground Floor**

Floor area 98.3 sq.m. (1,058 sq.ft.)

**Total floor area: 166.1 sq.m. (1,788 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](http://www.Propertybox.io)



**First Floor**

Floor area 67.8 sq.m. (730 sq.ft.)

- NO CHAIN
- Most sought after location tucked away off a private road, being one of just six properties
- Situated off Maidenhead Road
- Easy walking distance of the town centre
- Refurbished accommodation
- Sitting/dining room, refitted kitchen, hall, cloakroom and utility
- Four bedrooms, luxury refitted bathroom and en suite
- Ample parking, large garage and private gardens with southerly aspect



Offers Over £825,000

A most sought after, private position, tucked away off Maidenhead Road and being one of just six properties, is this refurbished four bedroom detached home within easy walking distance of the town centre. Hall, cloakroom, sitting/dining room, refitted kitchen, utility, four bedrooms, luxury refitted bathroom and en suite. Ample parking, large garage, private gardens with southerly aspect. The property has been completely redecorated and re-carpeted throughout. NO CHAIN.

#### ACCOMMODATION

A door leads to porch with front door

#### ENTRANCE HALL

with stairs to first floor landing.

#### REFITTED CLOAKROOM

with wc and wash basin.

#### L SHAPED SITTING/DINING ROOM

with fireplace, sliding door to garden.

#### REFITTED KITCHEN

with range of high gloss fronted and dual tone cupboards and work surface, sink, electric hob with filter hood over, built in oven and grill, built in fridge freezer, built in dishwasher.

#### FIRST FLOOR LANDING

with airing cupboard.

#### BEDROOM ONE

with two double doors to wardrobes.

#### EN SUITE

with wc, wash basin and shower cubicle.

#### BEDROOM TWO

with double doors to wardrobe.

#### BEDROOM THREE

#### BEDROOM FOUR

#### LUXURY REFITTED BATHROOM

with wc, wash basin with drawers below, bath with central taps, shower screen and rainfall shower over, chrome heated towel rail, downlighters.

#### OUTSIDE

There is a tarmacadamed drive which is shared by six properties, leading to block paved driveway and access to garage. The front garden is lawned with mature planting and trees. Gated side access to rear garden.

#### GARAGE

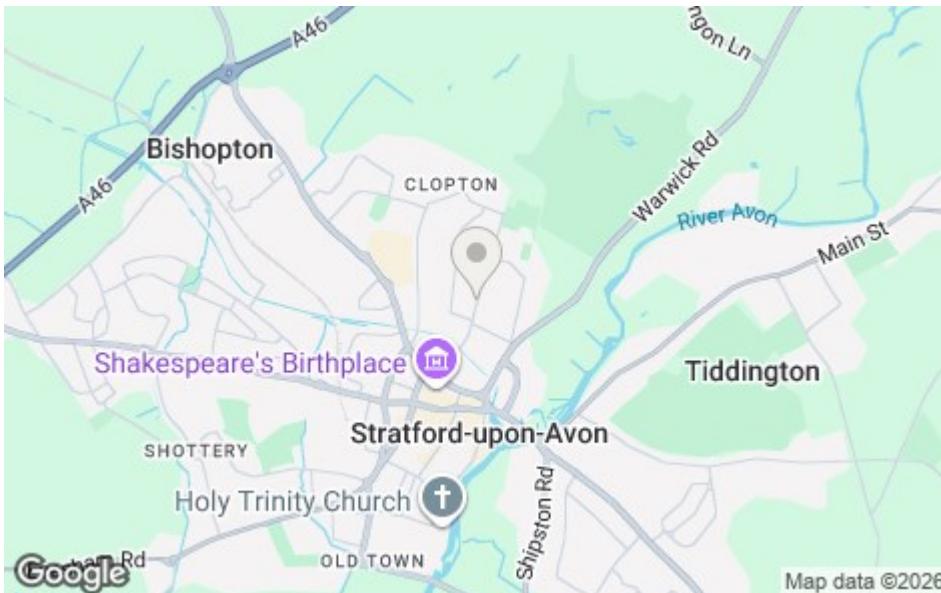
with up and over door to front.

#### REAR GARDEN WITH SOUTHERLY ASPECT

with patio, lawn, mature planted borders enclosed by wood fencing with hedging.







## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. We have been advised by the vendor there are no regular maintenance charges, however, the cost of any repairs to the private road would be the responsibility of the six residences of The Elms. 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.

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

**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 or 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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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
Tel: 01789 415444 | [stratford@peterclarke.co.uk](mailto:stratford@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

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