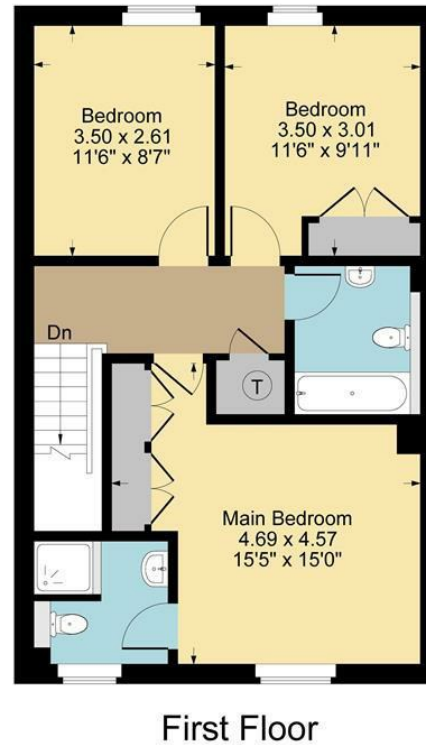
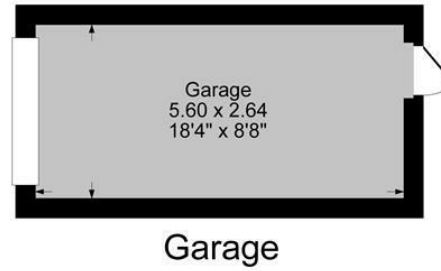




Peter Clarke

Harmony House, 41 Mansell Street, Stratford-upon-Avon, Warwickshire, CV37 6NR



Approximate Gross Internal Area  
Ground Floor = 71.91 sq m / 774 sq ft  
First Floor = 56.95 sq m / 613 sq ft  
Garage = 14.78 sq m / 159 sq ft  
Total Area = 143.64 sq m / 1546 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

- Walking distance to the town centre
- Garage
- Versatile living
- Deceptively spacious
- Landscaped garden
- Rarely available
- Gated vehicular access



Guide Price £515,000

A rare opportunity to purchase this three DOUBLE bedroom, two reception room boasting a GARAGE via a gated entrance, in the very heart of the town centre. Built in 2005 by Chase Homes, this home offers versatile living accommodation, a landscaped garden, an en-suite to the main bedroom and the added benefit of NO ONWARD CHAIN

## ACCOMMODATION

### ENTRANCE HALL

with door to under stairs storage cupboard.

### SITTING ROOM

with feature coal effect gas fireplace with decorative surround and mantle over.

### DINING/FAMILY ROOM

with 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, four ring gas hob with overhead canopy extractor, oven and grill, integrated dishwasher and washing machine, door to garden and a glass side wall allowing lots of natural light.

### CLOAKROOM

with wc and wash hand basin.

### FIRST FLOOR LANDING

with door to storage cupboard housing hot water cylinder, loft access with pull down ladder and light.

### MAIN BEDROOM

built in wardrobe.

### EN SUITE SHOWER ROOM

shower cubicle, wc, wash hand basin, wall mounted heated towel rail.

### BEDROOM TWO

built in wardrobes.

### BEDROOM THREE

a further double

### BATHROOM

a white suite comprising bath with shower over, wc and pedestal wash hand basin, wall mounted heated towel rail.

### OUTSIDE

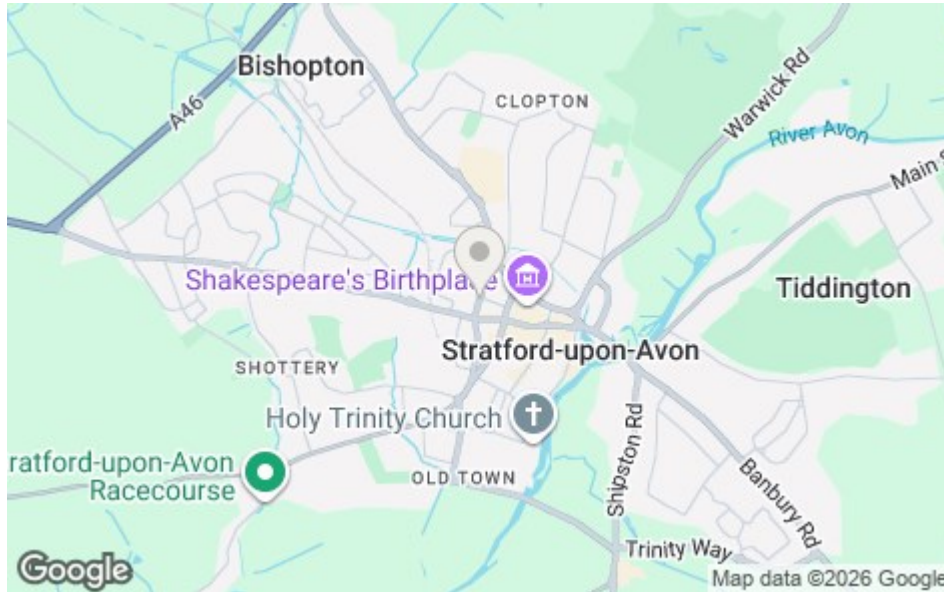
To the rear is a landscaped paved garden comprising a variety of shrubs and steps leading down to the pedestrian rear access to the garage.

### GARAGE

with electric remote controlled up and over door, power and light.







It should be noted that vehicular access for the garage is via electric gates for Printers Place but the front door fronts Mansell Street. There is additional on road parking is available via a residents permit with Warwickshire County Council.

## GENERAL INFORMATION

**TENURE:** The property is understood to be leasehold for a term of 999 years from 2001. 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 E.

**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: 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 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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serving South Warwickshire & North Cotswolds

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