



38 Lingfield Crescent, Stratford-upon-Avon, Warwickshire, CV37 9LX



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Approximate Gross Internal Area

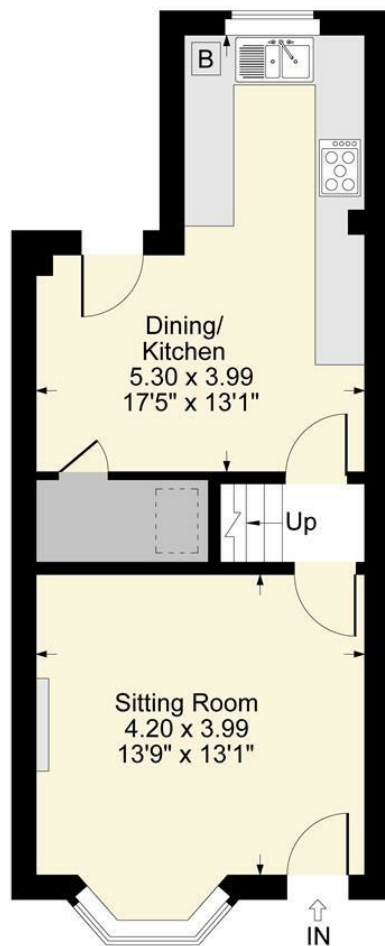
Ground Floor = 36.62 sq m / 394 sq ft

First Floor = 30.04 sq m / 323 sq ft

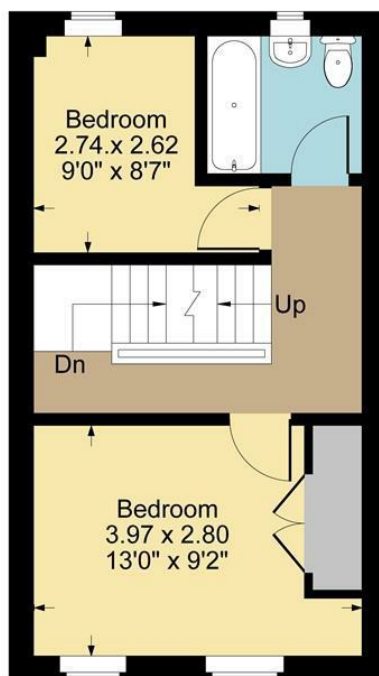
Second Floor = 30.40 sq m / 327 sq ft

Total Area = 97.06 sq m / 1044 sq ft

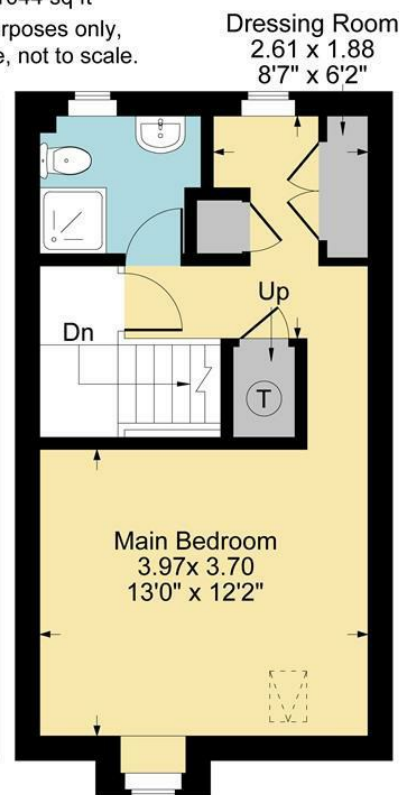
Illustration for identification purposes only,
measurements are approximate, not to scale.



Ground Floor



First Floor



Second Floor

Dressing Room
2.61 x 1.88
8'7" x 6'2"

- Three-storey townhouse
- Three bedrooms arranged over two floors
- Top-floor principal suite with dressing area and ensuite
- Bay-fronted sitting room
- Dining kitchen with integrated appliances
- Enclosed lawned rear garden
- Garage and parking space
- No onward chain



£350,000

Offered with NO ONWARD CHAIN is this three-bedroom townhouse situated on the popular Kings Acre development, conveniently positioned close to Stratford Racecourse and within walking distance of Stratford-upon-Avon town centre. Offering versatile accommodation arranged over three floors, including a superb top-floor principal suite, the property also benefits from an enclosed rear garden, garage and parking space.

ACCOMMODATION

The property is entered directly into the sitting room, which has a bay window to the front allowing plenty of natural light into the room. A focal point is provided by an electric fire with decorative mantel over. An inner hall gives access to the staircase rising to the first floor and leads through to the dining kitchen at the rear. The dining kitchen is fitted with a range of matching wall, base and drawer units with work surfaces over, incorporating a one-and-a-half bowl stainless steel sink and drainer unit. Integrated appliances include an oven, microwave, five-ring gas hob and overhead canopy extractor, with further space and plumbing for a washing machine. There is also a useful under-stairs storage cupboard and a door opening directly onto the rear garden.

The first-floor landing provides access to two bedrooms and the family bathroom. Bedroom

two is a double room benefiting from fitted wardrobes, whilst bedroom three is a single room. The family bathroom is fitted with a white suite comprising bath with shower over, WC and pedestal wash hand basin.

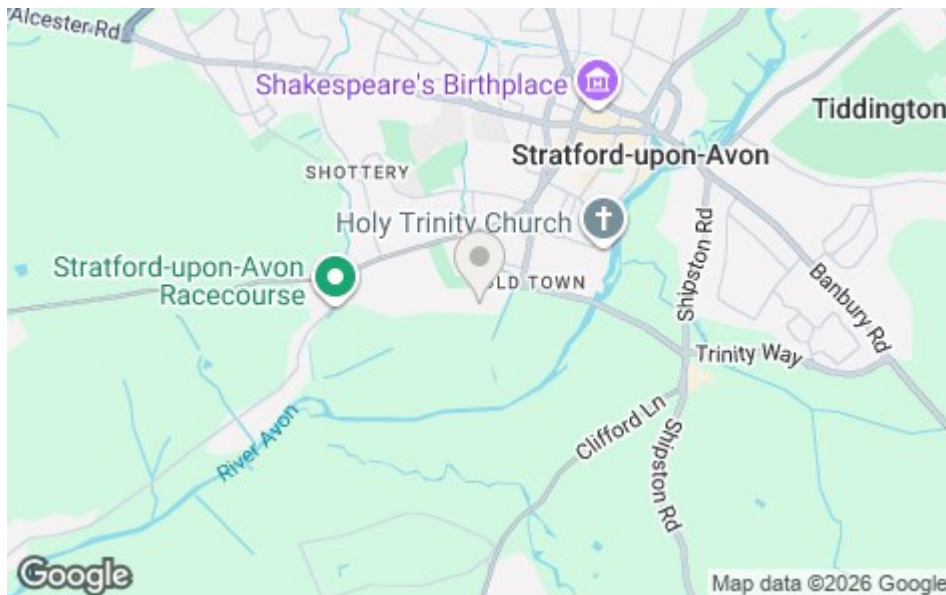
The second floor occupies the entire top floor and is an impressive principal suite, creating a particularly private main bedroom space. The suite comprises a double bedroom together with a separate dressing area with fitted wardrobes. There is also an airing cupboard housing the hot water tank. The adjoining ensuite shower room is fitted with a shower, WC and pedestal wash hand basin.

OUTSIDE

To the rear of the property is an enclosed lawned garden, bordered by fencing and with gated rear access, which in turn leads to the property's garage and parking space, providing useful off-road parking and additional storage.







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.

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 Oct 26) | Minimum Mobile Coverage: 70% Vodafone (Checked on Ofcom Oct 26)

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.

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