

2 St. Peters Way, Stratford-upon-Avon, CV37 0RU

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Approximate Gross Internal Area
Ground Floor = 64.69 sq m / 696 sq ft
First Floor = 49.29 sq m / 531 sq ft
Garage = 16.04 sq m / 173 sq ft
Total Area = 130.02 sq m / 1400 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

- Three-bedroom semi-detached home
- Popular location on the north side of Stratford-upon-Avon
- Dining kitchen with integrated cooking appliances
- Sitting room with feature fireplace and doors to the garden
- Conservatory providing additional reception space
- Main bedroom with built-in wardrobes and en suite shower room
- Lawned rear garden with paved patio
- Garage to the rear with power, lighting and pedestrian access to the garden

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Offers Over £365,000

A well-presented three-bedroom semi-detached home, pleasantly set back from the road behind a lawned front garden and situated on the north side of Stratford-upon-Avon. Offering well-proportioned accommodation including a dining kitchen, sitting room, conservatory, en suite to the main bedroom and a garage, the property is ideally placed for access to Stratford Parkway and the M40 motorway network.

ACCOMMODATION

The accommodation is approached via an entrance hall, which provides access to the ground-floor rooms, along with access to an under stair storage cupboard. 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 electric oven, electric hob and cooker hood, whilst there is space and plumbing for a dishwasher and fridge freezer. There is ample room for a dining table, making this a practical everyday family space.

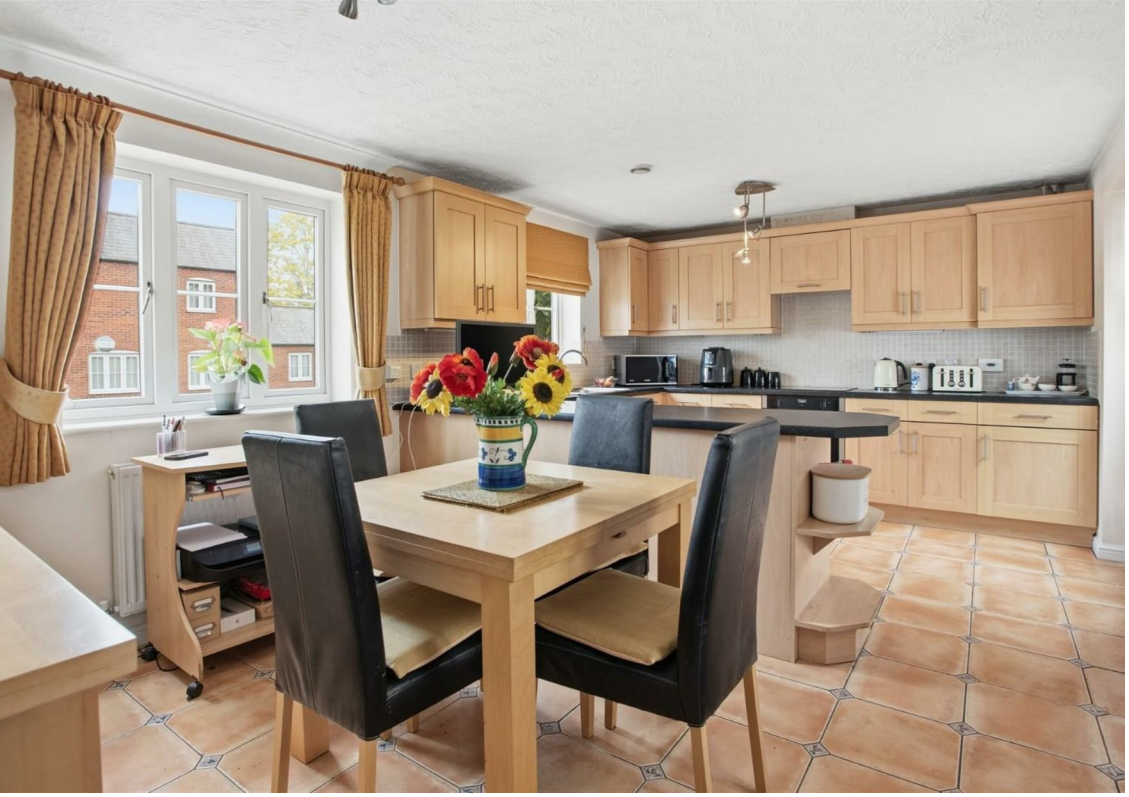
The sitting room provides a comfortable reception space and features a fireplace with a coal-effect gas fire, whilst doors open directly onto the rear garden. Providing a valuable additional reception area, the conservatory offers a pleasant outlook over the garden and also benefits from doors providing direct access outside. Completing the ground floor is a useful cloakroom, fitted with a WC and wash hand basin, together with plumbing for a washing machine.

The first-floor landing has a useful airing cupboard and provides access to the three bedrooms and family bathroom. Bedroom one benefits from two built-in wardrobes, together with its own en suite shower room, comprising a shower cubicle, wash hand basin and WC. Bedroom two is another well-proportioned room and also benefits from built-in wardrobes, and then there is a further third bedroom. The family bathroom is fitted with a bath, WC and wash hand basin.

OUTSIDE

To the front, the property is pleasantly set back from the road behind a lawned garden, creating an attractive approach to the house.

The rear garden is predominantly laid to lawn and features a paved patio area immediately outside the conservatory, providing space for outdoor seating and entertaining. There is also a pedestrian door to the garage which is





















positioned to the rear and benefits from an up-and-over door, power and lighting.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. We have been advised by the vendor there is a current maintenance charge of £50 pa. 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 Sept26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Sept26)

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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Peter Clarke

Winkworth