

Peter Clarke



118 Trevelyan Crescent, Stratford-upon-Avon, CV37 9LP



- NO CHAIN
- Great potential for adding value
- Three bedrooms
- Low maintenance garden to rear
- Close to amenities and schools
- Viewing highly recommended



£239,950

**NO CHAIN.** A spacious three bedroom house with garden to rear, located in a popular residential area close to amenities and schools.

#### ACCOMMODATION

Entrance hall with meter cupboard. Sitting room with window to front. Kitchen/breakfast room with window to rear, range of wall and base units with work top over incorporating stainless steel sink with drainer and four ring gas hob, integrated oven, space for fridge freezer. Rear hallway with door to garden, under stairs utility cupboard with plumbing for washing machine and space for storage. Cloakroom with window to rear, wash hand basin and wc.

Landing with loft hatch, linen cupboard housing combination boiler, over stairs storage cupboard. Three bedrooms. Bathroom with window to rear, bath with shower over, wash hand basin and wc unit, chrome heated towel rail.

Outside to the front is mainly laid to lawn with a paved pathway and planted beds. To the rear is a low maintenance landscaped garden with timber shed and gate to rear.

#### 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 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.

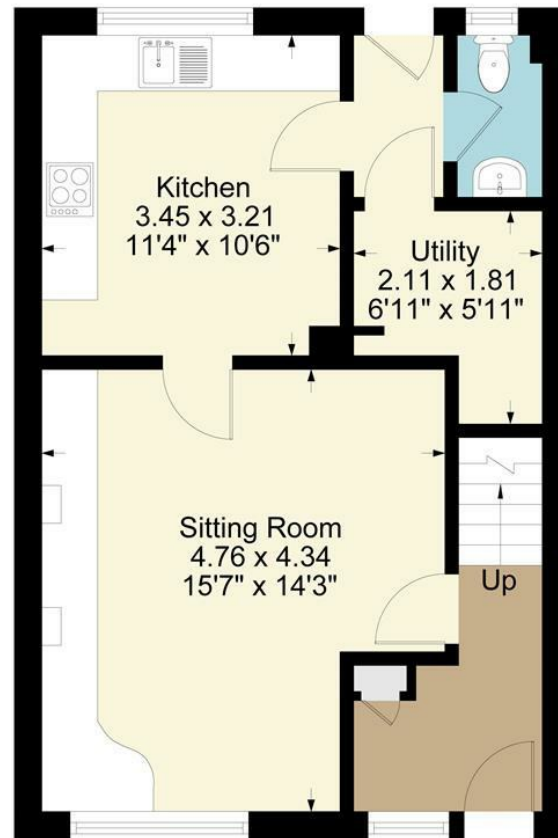
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

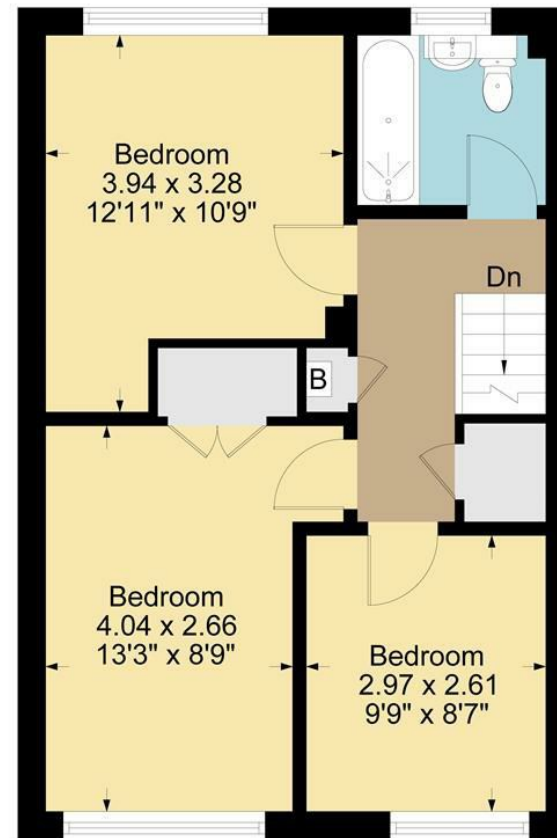
**VIEWING:** By Prior Appointment with the selling agent.



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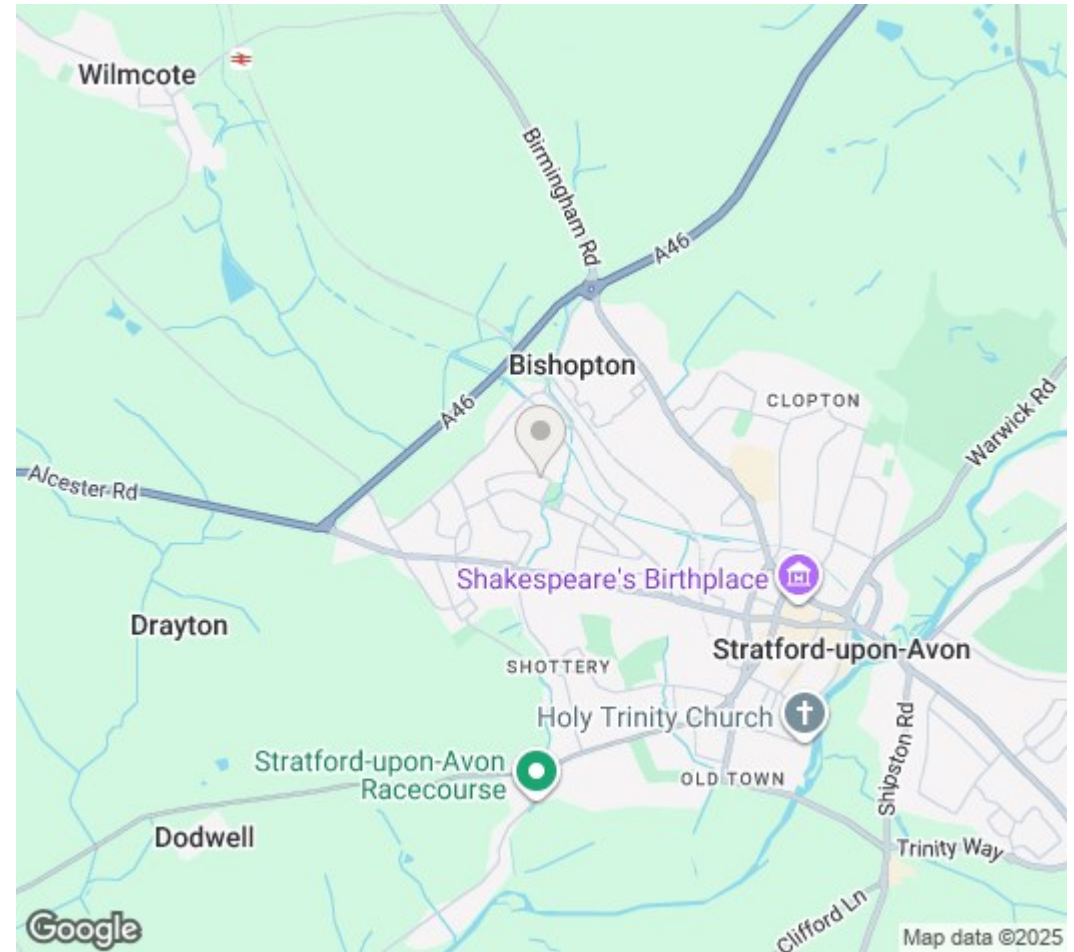
**Ground Floor**



**First Floor**

Approximate Gross Internal Area = 90.12 sq m / 970 sq ft

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



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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