



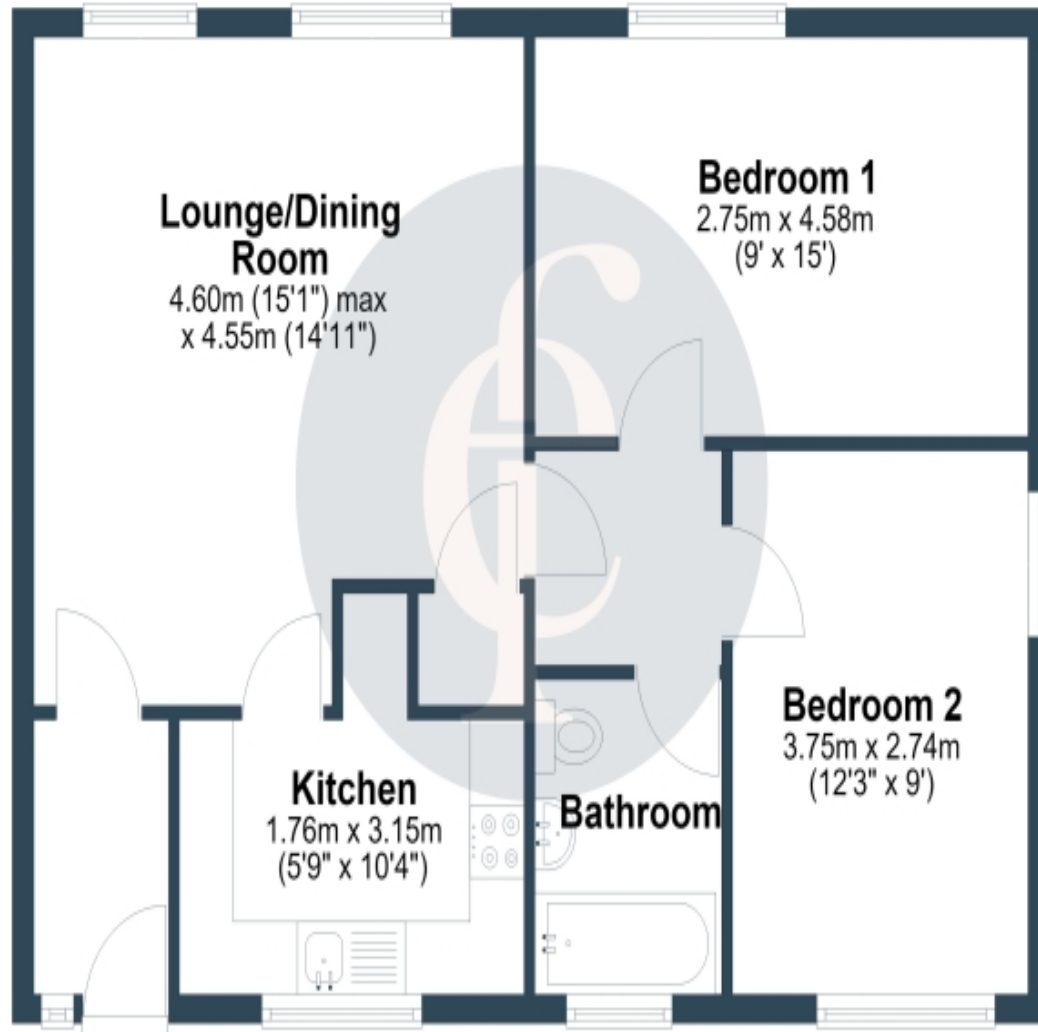
Drayton Close, , Stratford-upon-Avon, CV37 9PQ

Offers In Excess Of £140,000



First Floor

Approx. 60.7 sq. metres (653.3 sq. feet)



Total area: approx. 60.7 sq. metres (653.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This is an ideal first-time or investment purchase! Unpack your boxes and move straight in! Being conveniently situated within this popular residential vicinity and within easy reach of Stratford-upon-Avon town centre.

Nestled at the end of a cul-de-sac, allowing access into the town centre, out to the motorway links, and the Parkway train station. To add to the ease of the purchase, the property is sold with no onward chain. The block services just 6 properties and enjoys views over fields via the large double-glazed windows.

The accommodation is light and airy with spacious proportions and contemporary decor accessed via an external staircase leading to the private entrance. Once through the front door, it is evident how this property would make a lovely home to any new owner. The accommodation allows: an entrance hall, sitting through dining room, a generous-sized room with two double-glazed windows to the rear elevation allowing open views towards a lawned open park area.

Leading off is a modern kitchen with a range of wall and base units incorporating lots of work surfaces. Space for a cooker, washing machine, dishwasher, and fridge freezer. Tiling to the walls and laminate to the floor.

Via the inner hall are two double bedrooms and a bathroom. The master bedroom is a large double bedroom with ample space for wardrobes and all bedroom furniture. The further double bedroom enjoys dual aspects with double-glazed windows to both the side and front elevations. The bathroom has a white three-piece suite with a shower over the bath.

Outside is a storage shed for private use of number 18, a communal garden and green space in the courtyard, which is available to all residents of the block.

Viewing is highly recommended to appreciate the size and presentation.

Lease Information

We understand the property to be leasehold with a 125-year lease commencing 1990. We are further informed that there is a service charge of £342.25 per quarter and a ground rent of £2.50. This is approximate and must be verified by a solicitor.

General Information—Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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