



15 Tennyson Road, Stratford-upon-Avon, CV37 7JU

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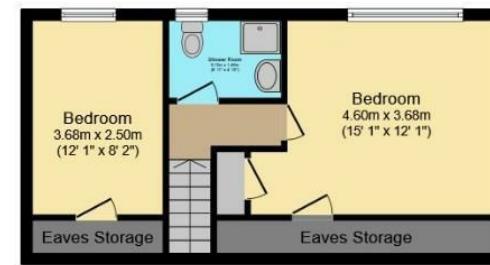
**Ground Floor**

Floor area 84.3 sq.m. (907 sq.ft.)



**First Floor**

Floor area 68.0 sq.m. (732 sq.ft.)



**Second Floor**

Floor area 33.3 sq.m. (358 sq.ft.)

**Total floor area: 185.6 sq.m. (1,998 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

- Sought after residential location
- Adjoining school playing fields to rear
- Approx 1,998 sq.ft.
- Walking distance to town centre
- Two reception rooms, kitchen/dining room, utility and cloakroom
- Four first floor bedrooms, bathroom and en suite
- Two second floor bedrooms and shower room
- Parking and rear gardens



Offers Over £650,000

A substantial approx 1,998 sq.ft. six bedroom, three bathroom, detached residence situated in a very sought after, established residential area adjoining school playing fields to the rear and within walking distance of the town centre. Two reception rooms, kitchen/dining room, six bedrooms, three bathrooms, ample parking, private rear gardens.

### ACCOMMODATION

A door leads to

### PORCH

with tiled floor, large storage/cloaks cupboard.  
Front door to

### ENTRANCE HALL

with exposed wood floor.

### CLOAKROOM

with wc, wash basin, tiled floor.

### SITTING ROOM

with exposed wood floor, door to garden, full length window, coal effect gas fire, double doors to

### SECOND SITTING ROOM

with exposed wood floor.

### KITCHEN/DINING ROOM

### KITCHEN AREA

with range of cupboards, pan drawers and wood block work surface, one and a half bowl sink with extendable hose over, built in dishwasher, American style fridge freezer, range oven with five burner gas hob.

### UTILITY ROOM

with range of cupboards and wood block work surface, sink, space and plumbing for washing machine and dryer, gas heating boiler.

### FIRST FLOOR LANDING

### BEDROOM ONE

with exposed wood floor, view of playing field.

### EN SUITE

with wc, wash basin, shower cubicle, tiled walls.

### BEDROOM TWO

with views of playing fields to rear.

### BEDROOM THREE

with exposed wood floor.

### BEDROOM FOUR

with exposed wood floor, full length window.

### BATHROOM

with wc, wash basin, bath with shower over and shower screen, airing cupboard, hot water cylinder.

### SECOND FLOOR LANDING

### BEDROOM FIVE

with under eaves storage, built in wardrobe, views of playing field.







## **BEDROOM SIX**

with under eaves storage, views of playing field.

## **SHOWER ROOM**

with wc, wash basin and shower cubicle, chrome heated towel rail.

## **OUTSIDE**

To the front there is tarmacadamed off road parking, hedge to both sides, gated access to side leading to

## **REAR GARDEN**

with two patios, lawn, mature trees and planting, and enclosed by wood fencing and adjoins playing fields to rear.

## **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. Gas heating to radiators.

**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 F.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. 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 or 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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