



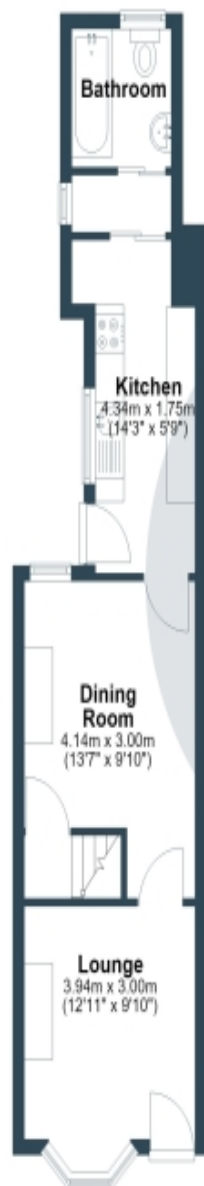
Clopton Road, , Stratford-upon-Avon, CV37 6SN

Offers In Excess Of £280,000



Ground Floor

Approx. 37.6 sq. metres (404.3 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.0 sq. feet)



Total area: approx. 67.9 sq. metres (731.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

An extended three-bedroom Victorian terraced home that has been well-loved for over 33 years. Clopton Road is ready for any new owner to make their own and further improve.

The home benefits from being positioned just a short stroll to the town centre, having a traditionally long garden ready to be landscaped to your design as well as oozing original character.

Positioned on the easily accessible Clopton Road, the home is served by a range of local amenities including a shop, takeaway, highly regarded school, Thomas Jolyffe Primary School and main road links. Opposite is a walkway to the Maybird Shopping Centre on the Stratford road- making this an ideal setting for any new owner.

The ground floor of the home comprises of two equally proportioned reception rooms, both with feature gas fireplaces, beams and currently used as a living and dining room. To the rear of the property is a galley style kitchen that is ready to be upgraded and potentially even extended (STPP). There is a further utility style cupboard that houses the washing machine as well as a ground floor bathroom that comprises of a low-level WC, wash hand basin and shower over the bath. The house has its own water supply.

Upstairs there are three bedrooms, all still possessing original features of the home, including Victorian fireplaces. The rear bedroom has plumbing and a window giving access onto the flat roof. On the landing is access to the loft.

Outside is an extended garden ready to be creatively landscaped so any new owner can enjoy the sunshine in different areas throughout the day. At the end of the garden is an extended area suitable for a sizeable summerhouse or studio (STPP) ripe for enhancing. Please note there is a right of way through the garden and also a side access to the front.

This home holds many special memories and is now ready for a new owner to create their own. Viewing is a must.

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.

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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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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