



Peter Clarke

IN ASSOCIATION WITH

Winkworth

19, Vincent Avenue, Stratford-upon-Avon, Warwickshire, CV37 6SR

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Total floor area: 155.7 sq.m. (1,675 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)

- NO ONWARD CHAIN
- Walking distance of the town centre
- Quiet cul de sac location
- Original features including sash windows and cast iron fireplaces
- Accommodation over three floors
- Split level landings
- Extended
- On road permit parking



Offers In The Region Of £675,000

Located towards the end of a quiet cul-de-sac and within walking distance of the town centre, is this deceptively spacious and extended, period, four DOUBLE bedroom semi detached home. With split level accommodation across three floors, and having retained various original features throughout, this home offers flexible living accommodation to suit a variety of family circumstances and a delightful rear garden. NO ONWARD CHAIN

## ACCOMMODATION

### ENTRANCE HALL

### SITTING ROOM

with decorative cast iron fireplace and bay window to front.

### KITCHEN

with matching wall, base and drawer units with work surface over, central island incorporating granite work surface along with one and a half bowl stainless steel sink and granite drainer unit, Fisher and Paykel cooker with five ring gas hob and overhead extractor, space for fridge freezer (existing one is included), door to cellar (reduced head height and currently used for storage). Steps lead down either side of the kitchen, one side to a side door to the garden, and the other to

### CLOAKROOM

wc and wall mounted basin.

### FAMILY ROOM

with vaulted ceiling, log burner with tiled hearth and doors to garden.

### FIRST FLOOR SPLIT LEVEL LANDING

with some built in overhead storage.

### DOUBLE BEDROOM

with decorative cast iron fireplace and bay window to front.

### DOUBLE BEDROOM

with decorative cast iron fireplace.

### DOUBLE BEDROOM

### BATHROOM

four piece suite comprising refitted shower cubicle, free standing bath, wc and wash hand basin.

## SECOND FLOOR

### LARGE DOUBLE BEDROOM

with built in wardrobes, storage into eaves. decorative cast iron fireplace and a built in cupboard.

### EN SUITE

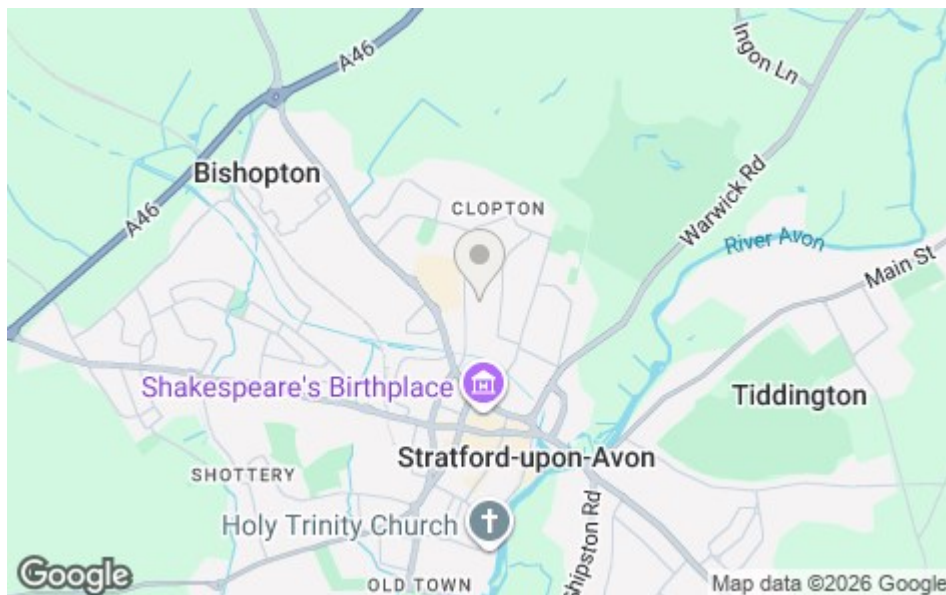
comprising shower cubicle, wc and wash hand basin.

### OUTSIDE

To the rear is a decked seating area running the width of the house, that in turn leads to a lawned garden enclosed by fencing and shrub borders. At the rear of the garden is a timber







outhouse with power and light that has potential to be a great home office, or 'teenage hideaway'. Gated side access to front.

To the front is a low maintenance garden and on road permit parking available from Warwickshire County Council. Most recently, the cost of a permit has been £25 per annum for both resident and visitor passes.

### **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 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 E.

**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.



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