

17 Lingfield Crescent, Stratford-upon-Avon, CV37 9LX

- Very well-presented throughout
- Quiet and convenient location
- Easy walking distance of the town centre
- Entrance hall and cloakroom
- Dual-aspect sitting/dining room with French doors to garden
- Well-fitted kitchen with integrated appliances
- Two double bedrooms
- Family bathroom
- Attractive front and enclosed rear gardens
- Off-road parking and garage; offered with no onward chain

2 1 1

Guide Price £299,950

NO CHAIN. A very well-presented semi-detached mews-style property situated in a quiet and convenient location, within easy walking distance of the town centre. The accommodation comprises an entrance hall, cloakroom, sitting/dining room, kitchen, two double bedrooms, bathroom, attractive front and rear gardens, off-road parking and garage.

ACCOMMODATION

Entrance hall with stairs rising to the first floor. Cloakroom fitted with WC and wash hand basin. The sitting/dining room is an attractive, dual-aspect room with stylish window shutters to the front, French doors opening onto the rear garden and a useful understairs storage cupboard. The kitchen is fitted with a range of cupboards and work surfaces incorporating a sink with mixer taps, four-ring induction hob with extractor hood over, built-in oven and grill, and integrated dishwasher. There is also space and plumbing for a washing machine and space for a fridge/freezer.

Stairs rise to the first-floor landing, providing access to the roof space and an airing cupboard housing the Worcester gas-fired central heating boiler. Bedroom one is a particularly spacious, dual-aspect room. Bedroom Two a double room. Bathroom fitted with a suite comprising WC, wash hand basin and bath with shower over and shower screen.

Outside to the front is an attractive garden featuring a lawn, sleeper-edged slate-chipped borders and mature planting, creating a pleasant approach to the house. There is off-road parking and access to the garage, which is of brick construction beneath a pitched tiled roof, with an up-and-over door to the front, power and lighting.

The rear garden is enclosed by timber fencing and has been arranged to provide a decked seating area and lawn, creating an attractive and manageable outdoor space.

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.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Ultrafast Available (Checked on Ofcom Oct 26) | Minimum Mobile Coverage: 70% Vodafone (Checked on Ofcom Oct 26).

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

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.







Stratford-upon-avon



Ground Floor



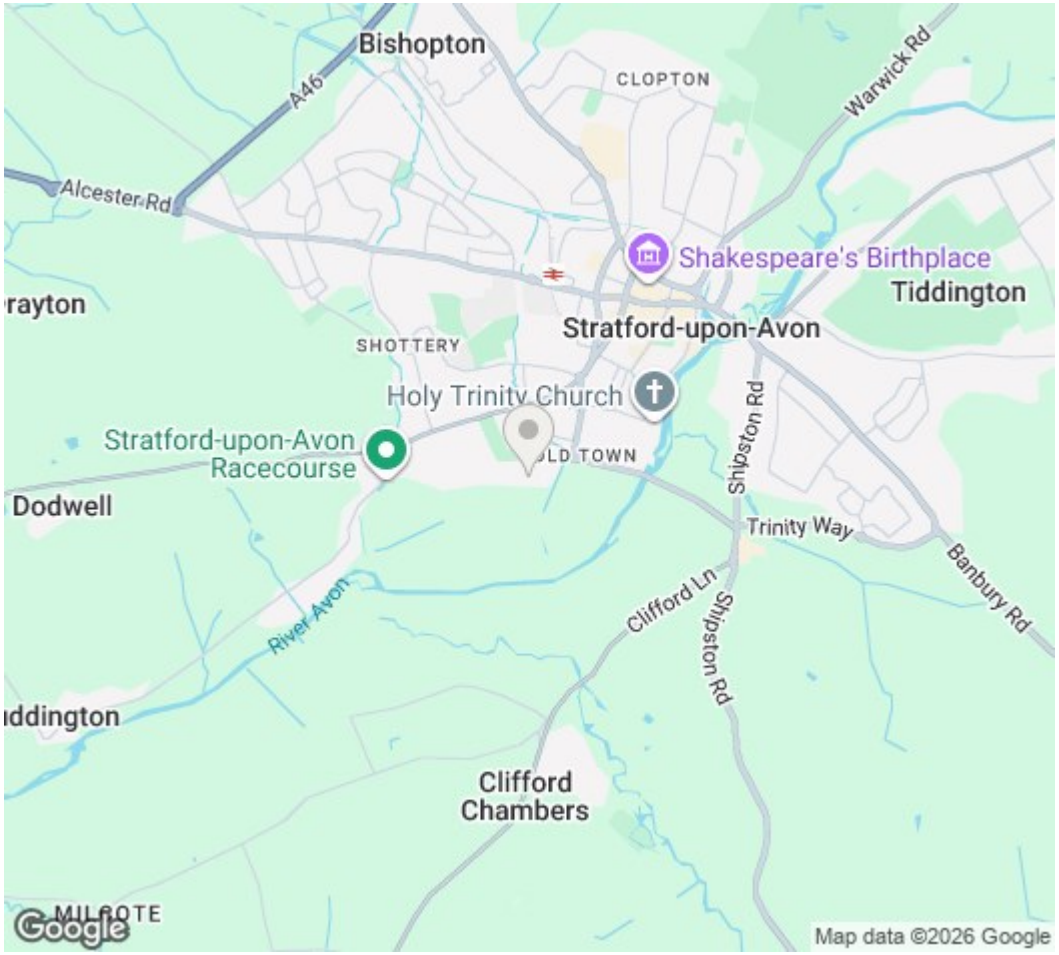
First Floor

Total floor area: 88.1 sq.m. (948 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







DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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.