

Peter Clarke

IN ASSOCIATION WITH

Winkworth



79 Loxley Road, Stratford-upon-Avon, CV37 7DR

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Ground Floor

Floor area 214.6 sq.m. (2,310 sq.ft.)



First Floor

Floor area 74.8 sq.m. (805 sq.ft.)

Total floor area: 289.4 sq.m. (3,115 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)

- Having undergone extensive improvement by the current owner
- Four double bedrooms including two on the ground floor, both with en suite shower rooms
- Large open plan living area at the rear
- Open aspect at the rear over Stratford Rugby Club playing fields
- Located on a prestigious road south of the river
- Under floor heating to the ground floor



Offers Over £850,000

Located on a prestigious road South of the River, this four DOUBLE bedroom semi detached home is ideal for families that need some ground floor sleeping space, and enjoy socialising, with the spectacular open plan kitchen/dining/living area at the rear. Having undergone extensive refurbishment by the current owners, this turn-key property enjoys an outlook over Stratford Rugby Club playing fields and is offered with NO ONWARD CHAIN

## ACCOMMODATION

### ENTRANCE HALL

door to

### GROUND FLOOR BEDROOM

#### FULLY TILED EN SUITE

with walk in shower, wc and wash hand basin, under floor heating.

### SECOND GROUND FLOOR BEDROOM

#### FULLY TILED EN SUITE

with walk in shower, wc and wash hand basin set into useful storage.

### LARGE OPEN PLAN KITCHEN/DINING/SITTING SPACE

#### KITCHEN AREA

with matching wall, base and drawer units with work surface over and sink. Central island with additional sink. Integrated dishwasher, fitted Rangemaster and space for fridge freezer.

### DINING/SITTING AREA

at the rear has a vaulted ceiling with roof lights and enjoys bi-folding doors onto the garden.

### UTILITY ROOM

base unit with work surface over and incorporating stainless steel sink and drainer unit, space for washing machine and tumble dryer, useful hanging space. Door to garage.

### CLOAKROOM

with wc and corner wash hand basin.

### STUDY/PLAYROOM

with bi-fold doors to garden.

### FIRST FLOOR LANDING

with restricted head height throughout various parts of the first floor.

### TWO GOOD SIZED DOUBLE BEDROOMS

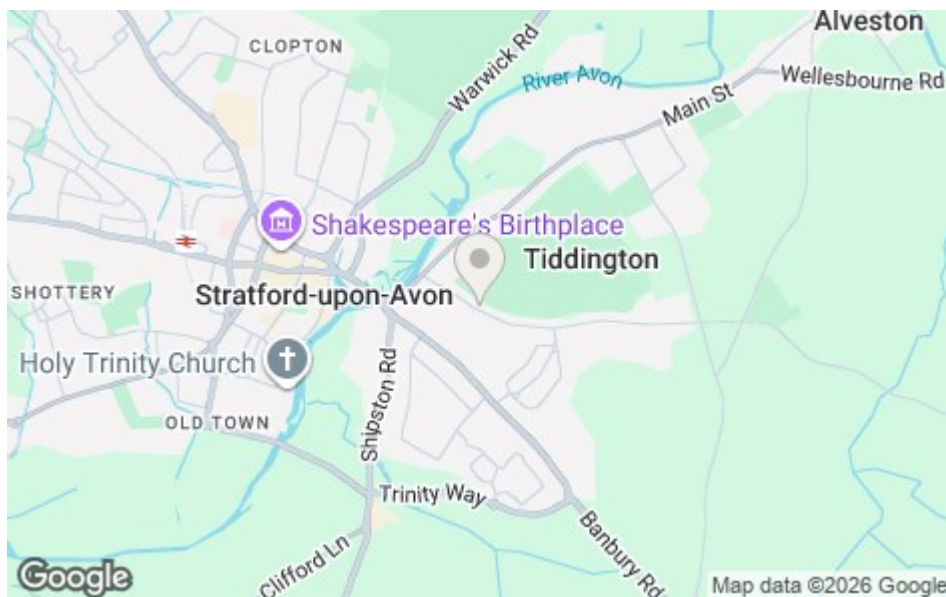
with Velux roof lights.

### BATHROOM

white suite comprising bath with shower over, wc, wash hand basin, wall mounted heated towel rail.







## OUTSIDE

At the rear is a decked area leading to a pebble divide that in turn leads to a lawned garden enclosed by fence and hedge borders. Beyond are Stratford Rugby Club playing fields.

To the front is a driveway allowing ample parking

## GARAGE

with up and over door, fully boarded with painted floor. Housing boiler, water tank, power and light.

## 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.

**AGENTS NOTE:** The sellers have advised they currently let the two ground floor bedrooms on Airbnb and receive an income circa £50,000 pa.

**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 G.

**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.



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