

Peter Clarke

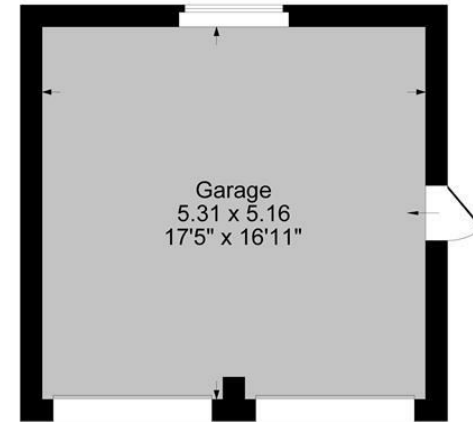


43 Rushbrook Road, Stratford-upon-Avon, CV37 7JW

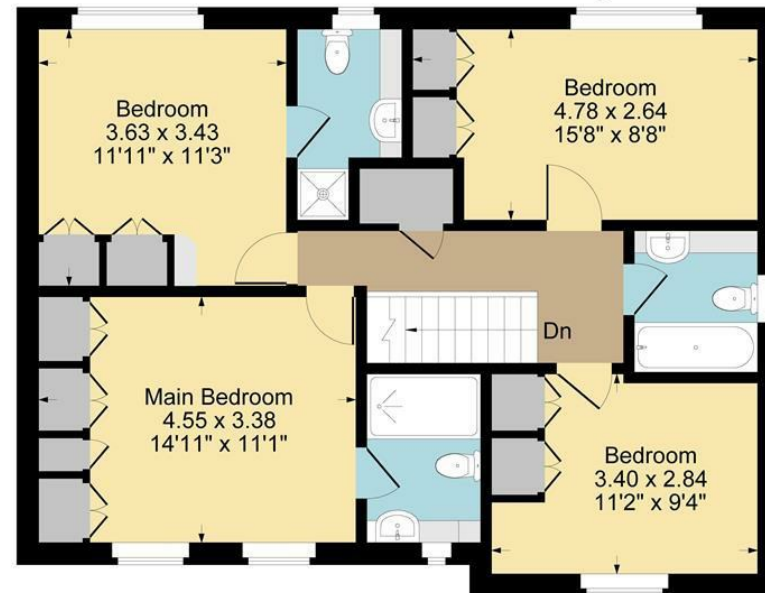
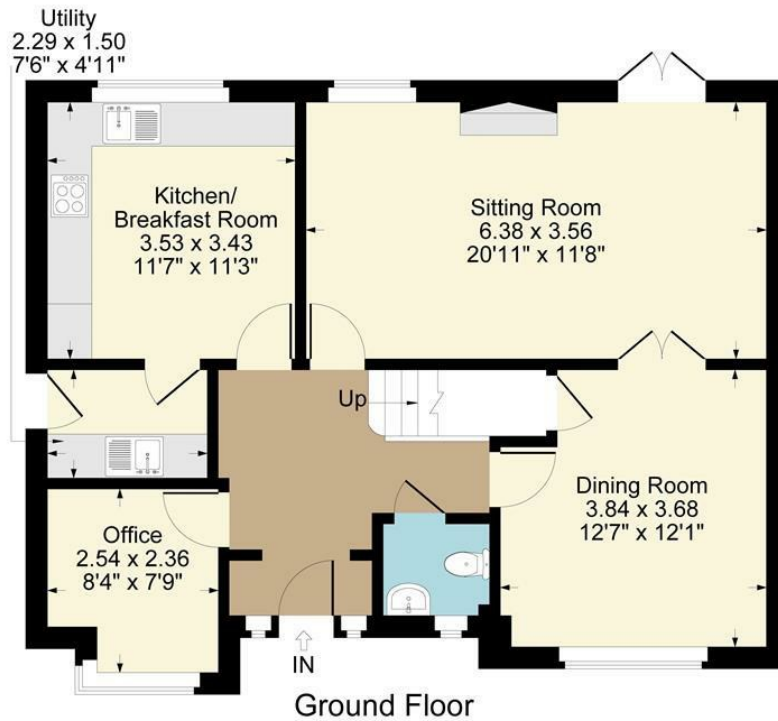
43 Rushbrook Road, Stratford-upon-Avon



Approximate Gross Internal Area
Ground Floor = 73.82 sq m / 795 sq ft
First Floor = 72.40 sq m / 779 sq ft
Garage = 27.37 sq m / 295 sq ft
Total Area = 173.59 sq m / 1869 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Garage



First Floor

- Walking distance to town centre
- Beautifully presented
- Two reception rooms, kitchen/breakfast room, study
- Four double bedrooms, three bathrooms
- Ample parking, double garage, easy to maintain gardens
- Sought after location south of the river
- NO CHAIN



Guide Price £725,000

An immaculately presented and maintained, spacious four double bedroom, three bathroom detached residence located south of the river within walking distance of the town centre, providing large driveway, double garage, easy to maintain gardens, and to be sold with NO CHAIN.

ACCOMMODATION

A front door leads to

ENTRANCE HALL

with stairs to first floor.

CLOAKROOM

with wc and wash basin.

SITTING ROOM

with French doors to rear, fireplace with coal effect gas fire, double doors to

DINING ROOM

under stairs storage cupboard.

STUDY

KITCHEN/BREAKFAST ROOM

with range of cupboards and work surface incorporating sink, four ring gas hob with oven and grill below, filter hood over, built in fridge freezer, built in dishwasher.

UTILITY ROOM

with cupboards and work surface, sink, space and plumbing for washing machine and dryer. Gas fired boiler.

FIRST FLOOR LANDING

access to roof space, linen cupboard.

BEDROOM ONE

with fitted wardrobes.

EN SUITE

with wc, wash basin, bath, large refitted shower cubicle.

BEDROOM TWO

with fitted wardrobes.

EN SUITE

with wc, wash basin and shower cubicle.

BEDROOM THREE

with fitted wardrobes.

BEDROOM FOUR

with fitted wardrobes.

BATHROOM

with wc, wash basin, bath with shower screen and shower over.

OUTSIDE

There is block paved and stone gravelled off road parking leading to

DOUBLE GARAGE

with two up and over doors to front, power and light, pedestrian door to side.

Gravelled foregarden with mature trees and gated access to side leading to







REAR GARDEN

which is mainly paved with gravel and enclosed by wood fencing and wall with large greenhouse.

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 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.



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 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.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

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