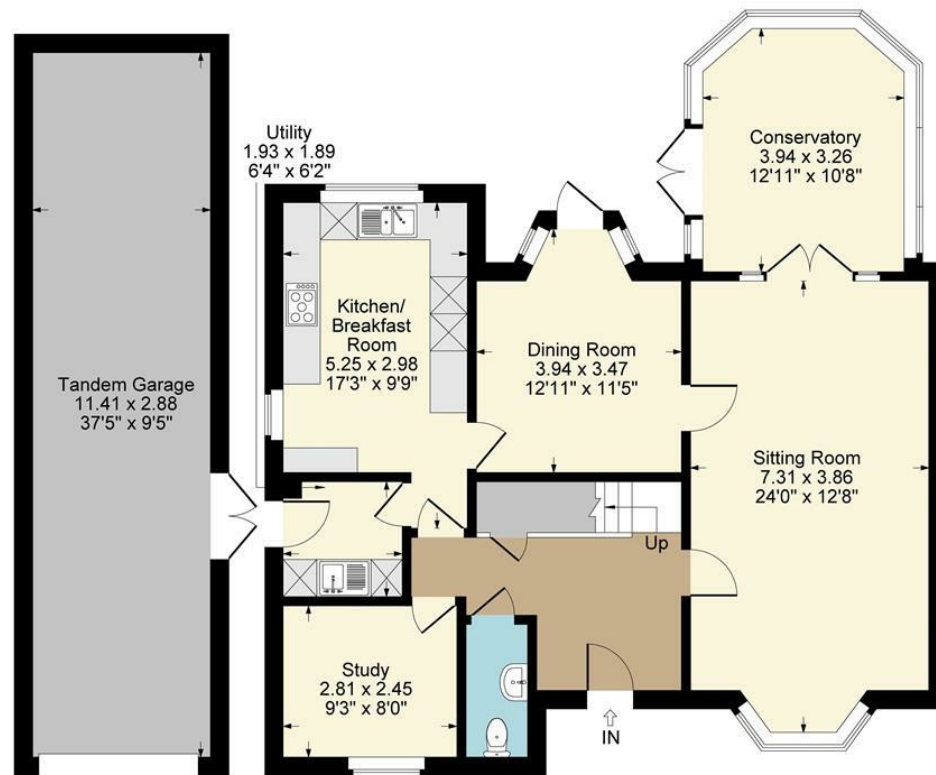


Peter Clarke



12 Marsh Lane, Stratford-upon-Avon, CV37 0RY

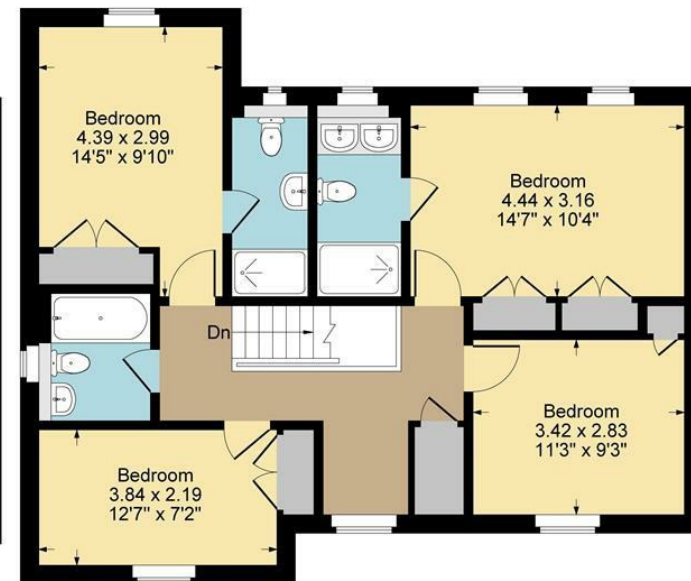


Garage

Ground Floor



Approximate Gross Internal Area
 Ground Floor = 92.27 sq m / 993 sq ft
 First Floor = 76.30 sq m / 821 sq ft
 Garage = 32.86 sq m / 354 sq ft
 Total Area = 201.43 sq m / 2168 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



First Floor

- Quiet cul de sac location
- Shared driveway with just three houses
- Overlooking The Avenue
- Conveniently located north side of the river
- Three reception rooms plus conservatory
- Immaculately presented
- Tandem garage



£625,000

Tucked away in a quiet cul-de-sac, overlooking 'The Avenue' is this four bedroom, three bathroom and three reception room, detached family home, also boasting a conservatory and tandem garage. Having been very well maintained by the current owner and benefitting from a refitted kitchen and en-suite, this home offers versatile living with the convenience of both access to Stratford town centre, The Maybird and motorway and transport links

ACCOMMODATION

ENTRANCE HALL

with door to under stairs storage cupboard.

CLOAKROOM

with wc, wash hand basin with storage under, wall mounted heated towel rail.

KITCHEN

matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, integrated Neff appliances including oven, grill, warming drawer, five ring induction hob and overhead extractor, dishwasher, two integrated under counter Bosch fridges.

UTILITY ROOM

with fitted cupboards and work surface, sink and drainer, Bosch washing machine, Bosch freezer and door to drive.

DINING ROOM

door to garden.

STUDY

overlooking front.

SITTING ROOM

feature fireplace with electric fire and decorative surround and mantle over, bay window to front.

CONSERVATORY

double doors to garden.

FIRST FLOOR LANDING

loft access having pull down ladder and light, airing cupboard housing hot water tank.

MAIN BEDROOM

built in wardrobe.

REFITTED EN SUITE

large shower cubicle with rainfall shower head, wc, twin wash hand basins with storage under and wall mounted heated towel rail.

BEDROOM TWO

built in wardrobe.

EN SUITE

shower cubicle, wc and wash hand basin, wall mounted heated towel rail.

BEDROOM THREE

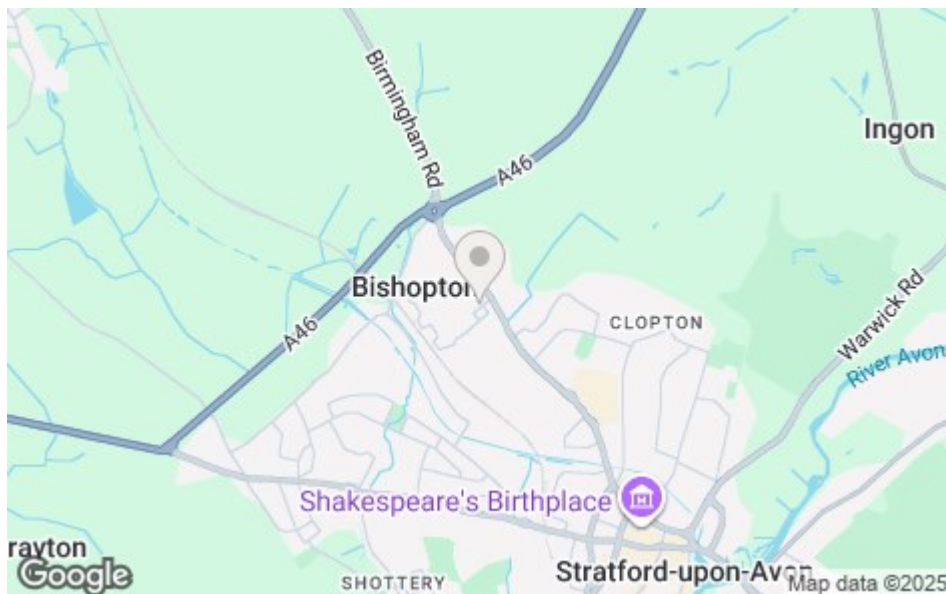
built in wardrobe.

BEDROOM FOUR

built in wardrobe.







BATHROOM

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

OUTSIDE

To the rear is a patio running the width of the house leading to a lawned garden, enclosed by flower bed borders. Gated side access and double pedestrian doors into the garage.

TANDEM GARAGE

with crocodile door (under warranty), power and light. Loft access with pull down ladder. Driveway to the front.

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 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.





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serving South Warwickshire & North Cotswolds

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Peter Clarke

