

Peter Clarke



4 Addison Drive, Stratford-upon-Avon, CV37 7PL

£340,000

A very well presented three bedroom semi-detached home situated on the popular Bridgetown development of Trinity Mead, with off road parking, garage and front and rear garden. Accommodation comprises entrance hall, cloakroom, sitting room, kitchen/dining room, master bedroom with en suite, two further bedrooms, family bathroom.



**STRATFORD UPON AVON** is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 7 miles distance at Longbridge, Warwick, enabling good communications of the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

**ACCOMMODATION** A new composite front door leads to

**ENTRANCE HALL** with diamond patterned tiled floor and smoke alarm. Doors to principal reception rooms and stairs to first floor.

**CLOAKROOM** with continued flooring, wc, wash hand basin, extractor fan and light.

**SITTING ROOM** with French doors to rear garden, gas fire set in granite fireplace with timber surround.

**KITCHEN/DINING/FAMILY ROOM** with diamond patterned tiled floor, dining area with bay window to front over garden, sitting area with electric fire with decorative surround and window to front.

**KITCHEN AREA** with matching wall, base and drawer units with work top over and tiled splashback, window and glazed door to rear, one and a half bowl sink with mixer tap over and drainer, space for washing machine, dual oven with four ring gas hob and extractor over.

**FIRST FLOOR LANDING** with window to front, loft access leading to partly boarded loft, airing cupboard with water tank and over stairs storage cupboard.

**MASTER BEDROOM** with two windows to front and two fitted wardrobes.

**EN SUITE** with tiled floor, privacy window to side, wc, wash hand basin, shower with sliding glazed door, extractor fan and spotlights.

**BEDROOM TWO** with window to rear and fitted wardrobes.

**FAMILY BATHROOM** with tiled floor, bath with tiled splashback, wash hand basin, wc, privacy window to front.



**BEDROOM THREE** with window to rear.

**GARAGE** with up and over door, power and light.

**OUTSIDE** To the **FRONT** is a garden laid to lawn with mature trees and planted edges, black painted iron fence borders and paved path to front door.

**REAR GARDEN** partly walled garden with block paving, planted edges and wood fence border to one side. Gate to rear leading to garage and tandem parking.

### GENERAL INFORMATION

**TENURE** The property is understood to be freehold although we have not seen evidence. 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 D**

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C.** A full copy of the EPC is available at the office if required.

**DIRECTIONS:** Proceed out of Stratford town centre on the A3400 over Clopton Bridge. At the roundabout take the first exit onto the Banbury Road. Continue to the end taking the third exit onto Trinity Way, the A4390. At the next roundabout take the second exit onto Wordsworth Avenue, then the first right to



Milton Road. Continue round taking the right hand turn to Addison Drive where the property will be found shortly on the right hand side identified by the For Sale board.

**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**

Addison Drive, Stratford  
Total Approx. Floor Area 102.14 Sq.M. (1099.8 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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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**Peter Clarke**

**Six offices serving South Warwickshire & North Cotswolds**