

Peter Clarke



198 Clopton Road, Stratford-upon-Avon, Warwickshire, CV37 6TF

- NO CHAIN
- Four bedroom detached house with sweeping driveway and two garages
- Two reception rooms
- Kitchen/breakfast room and utility room
- Popular residential area with local amenities and schools nearby
- Generous rear garden
- Viewing highly recommended



Asking Price £475,000

ACCOMMODATION

Entrance hall with understairs storage cupboard. Cloakroom with wc and wash hand basin. Sitting room with window to front, feature electric fireplace. Dining room with sliding French doors to rear, wood effect flooring. Kitchen/breakfast room with a range of matching wall and base units with work top over incorporating one and a half bowl sink with drainer and four ring ceramic hob, integrated double oven, fridge, microwave and dishwasher. Space for dining table and chairs, wood effect flooring. Utility room with door to rear, range of matching wall and base units with work top over incorporating stainless steel sink, space for washing machine and tumble dryer, and a tall fridge, door to garage.

First floor landing with loft hatch, airing cupboard housing immersion heater and slatted shelving. Bedroom with window to rear, range of fitted wardrobes, dressers and high level cupboards. Two further bedrooms with windows to front and further bedroom with window to rear, currently used as a study.

Outside to the front is a sweeping driveway with parking for at least four vehicles, partly laid to lawn with stone chipping planted beds, mature shrubs and trees, double garage, one integral with power, light and up and over door, and a second with pedestrian door to rear, power, light and up and over door. Gate to side leading to rear garden with a mix of paved pathways, patios, raised lawn, planted beds, mature shrubs and a pergola.

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 E.

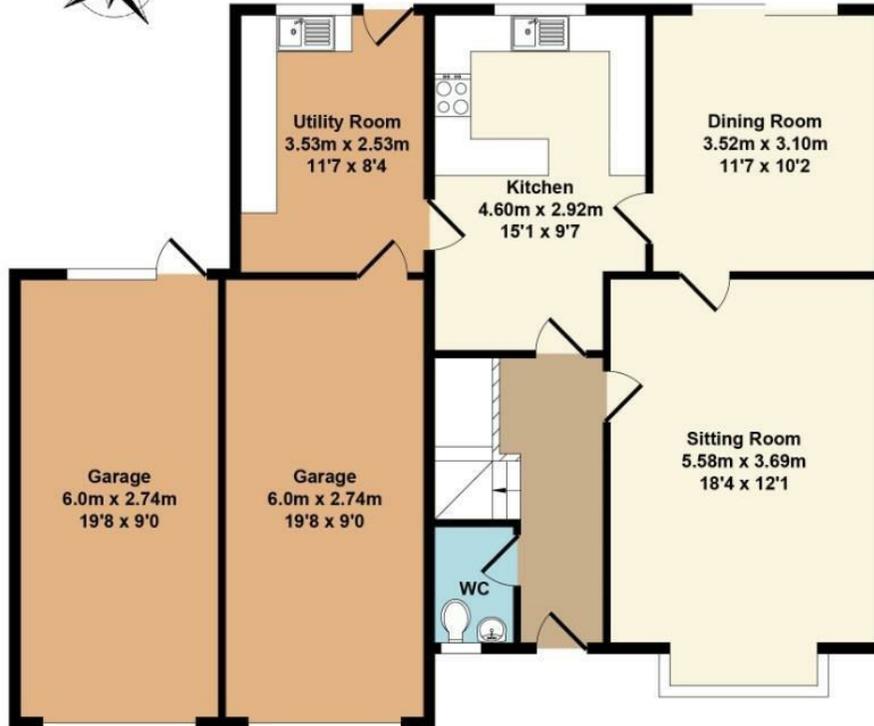
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

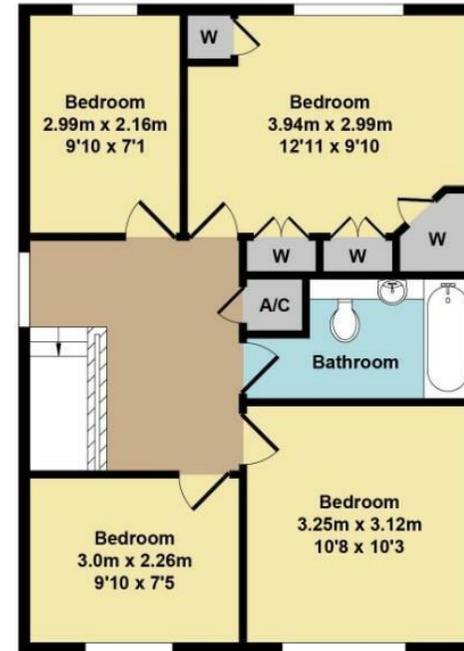


Clopton Road, Stratford upon Avon, CV37 6TF
 Total Approx. Floor Area 150.60 Sq.M. (1621 Sq.Ft.)

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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

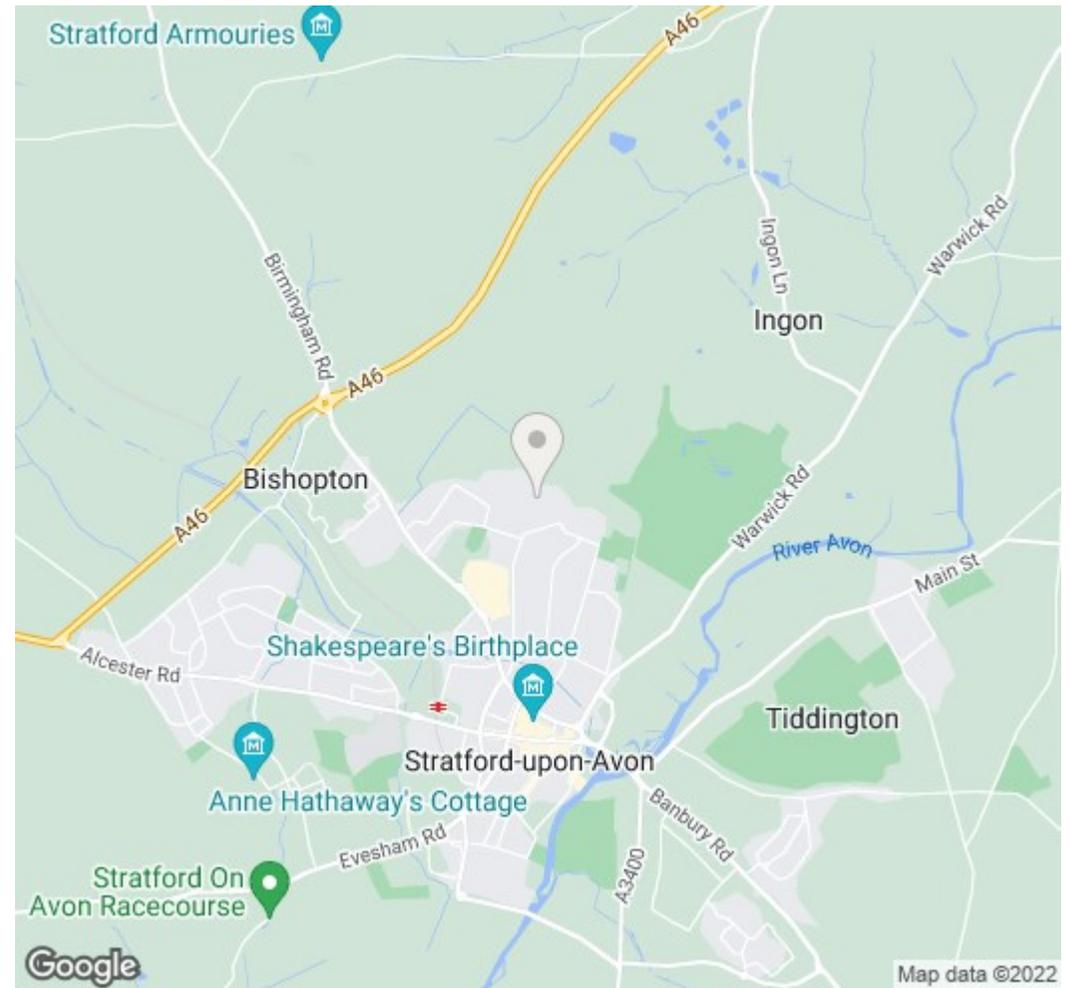


Ground Floor
 Approx. Floor Area
 97.90 Sq.M.
 (1054 Sq.Ft.)



First Floor
 Approx. Floor Area
 52.70 Sq.M.
 (567 Sq.Ft.)





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.

Six multi-award winning offices
serving South Warwickshire & North Cotswolds

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