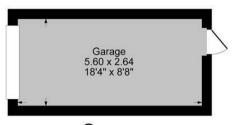


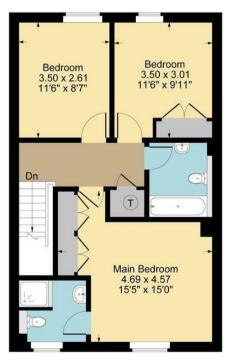
Harmony House, 41 Mansell Street, Stratford-upon-Avon, Warwickshire, CV37 6NR







Garage



First Floor

Approximate Gross Internal Area Ground Floor = 71.91 sq m / 774 sq ft First Floor = 56.95 sq m / 613 sq ft Garage = 14.78 sq m / 159 sq ft Total Area = 143.64 sq m / 1546 sq ft Illustration for identification purposes only,

Illustration for identification purposes only, measurements are approximate, not to scale.

- Walking distance to the town centre
- Garage
- Versatile living
- Deceptively spacious
- Landscaped garden
- Rarely available
- Gated vehicular access

A rare opportunity to purchase this three DOUBLE bedroom, two reception room boasting a GARAGE via a gated entrance, in the very heart of the town centre. Built in 2005 by Chase Homes, this home offers versatile living accommodation, a landscaped garden, an en-suite to the main bedroom and the added benefit of NO ONWARD CHAIN

ACCOMMODATION

ENTRANCE HALL

with door to under stairs storage cupboard.

SITTING ROOM

with feature coal effect gas fireplace with decorative surround and mantle over

DINING/FAMILY ROOM

with double doors to garden.

DINING KITCHEN

with matching wall, base and drawer units with **BATHROOM** work surface over and incorporating one and a a white suite comprising bath with shower over, half bowl stainless steel sink and drainer unit, we and pedestal wash hand basin, wall mounted four ring gas hob with overhead canopy heated towel rail. extractor, oven and grill, integrated dishwasher and washing machine, door to garden and a glass side wall allowing lots of natural light.

CLOAKROOM

with wc and wash hand basin.

FIRST FLOOR LANDING

with door to storage cupboard housing hot with electric remote controlled up and over door, water cylinder, loft access with pull down ladder power and light. and light.

MAIN BEDROOM

built in wardrobe.

EN SUITE SHOWER ROOM

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

BEDROOM TWO

built in wardrobes.

BEDROOM THREE

a further double

OUTSIDE

To the rear is a landscaped paved garden comprising a variety of shrubs and steps leading down to the pedestrian rear access to the garage.

GARAGE







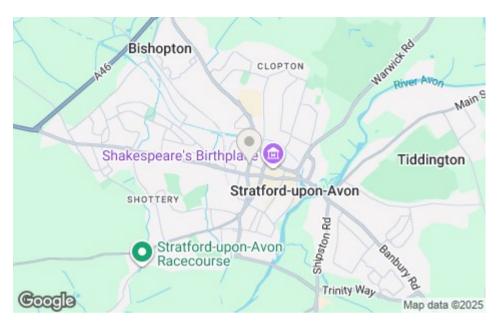
Offers Over £560,000













It should be noted that vehicular access for the garage is via electric gates for Printers Place but the front door fronts Mansell Street. There is additional on road parking is available via a residents permit with Warwickshire County Council.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 999 years from 2001. 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: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.





Multi-award winning offices serving South Warwickshire & North Cotswolds

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Peter Clarke

