

Peter Clarke

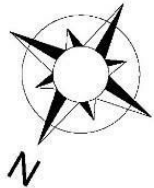


40 Aintree Road, Stratford-upon-Avon, Warwickshire, CV37 9FU

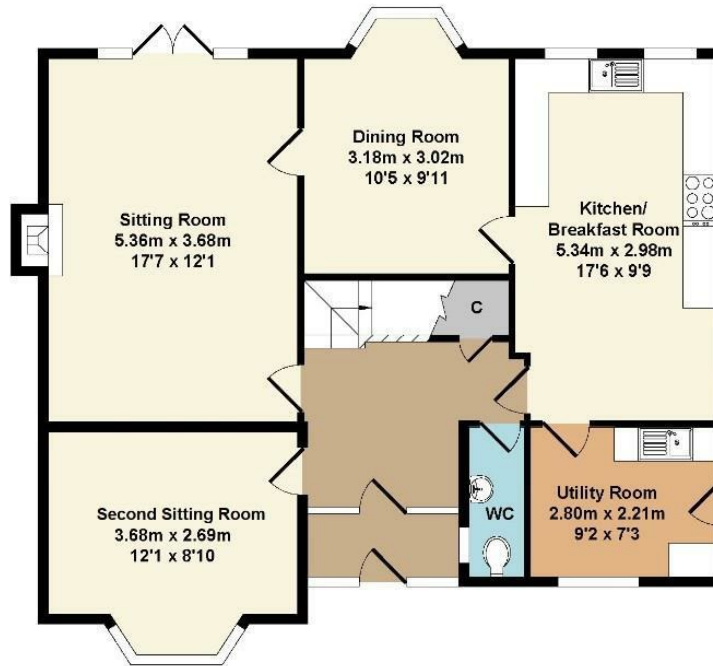
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Total Approx. Floor Area 175.10 Sq.M. (1885 Sq.Ft.)

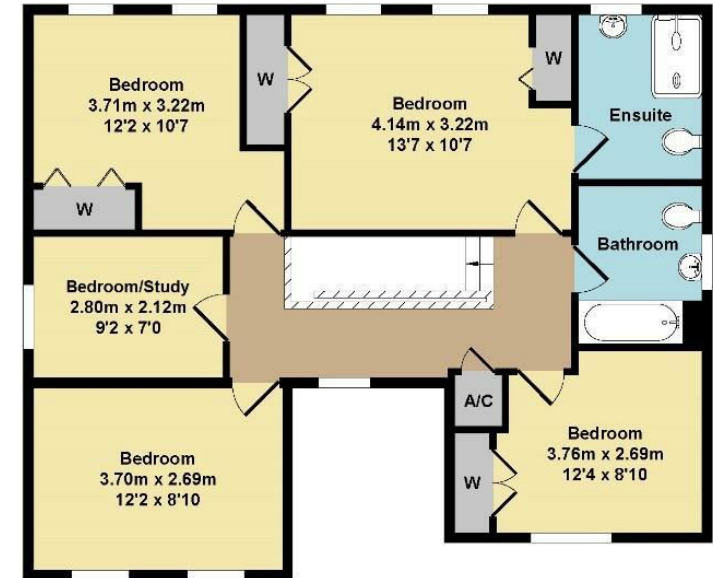
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



Garage
Approx. Floor
Area 24.0 Sq.M.
(258 Sq.Ft.)



Ground Floor
Approx. Floor
Area 79.30 Sq.M.
(854 Sq.Ft.)



First Floor
Approx. Floor
Area 71.80 Sq.M.
(773 Sq.Ft.)



- Very well presented
- Well proportioned accommodation
- Sitting room, further sitting room and dining room
- Kitchen/family room, utility room
- Five bedrooms, bathroom and en suite
- Parking, double garage and easy maintenance gardens
- Views of racecourse from first floor
- Quiet position with a flat walk to the town centre



Offers Over £650,000

An extended five bedroom detached residence situated within walking distance of the town centre. The property is very well presented with two sitting rooms and a dining room opening to kitchen/family room, utility, five bedrooms, principal with en suite, bathroom, parking, double garage, south facing easy maintenance gardens, views of the racecourse from the first floor.

ACCOMMODATION

A door leads to

PORCH

with tiled floor and front door to

SPACIOUS ENTRANCE HALL

with oak floor and understairs storage cupboard.

SITTING ROOM

being south facing with woodburning stove, French doors to garden.

SECOND SITTING ROOM

with bay window to front and oak effect floor.

DINING ROOM

with oak effect floor and bay window to rear. Door to

KITCHEN/FAMILY ROOM

with one and a half bowl sink with taps over and cupboards beneath. Further cupboards and work surface, built in dishwasher, six burner range oven with double oven, stainless steel splashback, filter hood over, built in fridge, built in freezer, tiled floor.

UTILITY ROOM

with sink with taps over, further cupboards. Space and plumbing for washing machine, space for fridge freezer.

FIRST FLOOR LANDING

airing cupboard, access to roof space which is part boarded and has power and light.

BEDROOM ONE

with double doors to built in wardrobes and further folding door to wardrobe. View of racecourse.

EN SUITE

with wc, wash basin and large shower cubicle, tiled splashbacks, downlighters.

BEDROOM TWO

with folding doors to wardrobes, views of racecourse.

BEDROOM THREE

with built in wardrobes.

BEDROOM FOUR

BEDROOM FIVE

BATHROOM

with wc, wash basin and bath with shower screen and shower over, tiled splashbacks, downlighters.

OUTSIDE

There is tarmacadamed off road parking.







GARAGE

of brick and pitched tiled roof construction with electric door to front, power and light, pedestrian door to rear.

OUTSIDE

A paved side storage area with path leads to

REAR GARDEN

with southerly aspect and path, decked seating area and planted borders. The garden is enclosed by wood fencing.

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 heating to radiators.

AGENTS NOTE: There are solar panels on the rear of the roof which are on a 25 year lease from 2012 with A Shade Greener. The property benefits from the free electric which is also used to heat water using the immersion heater.

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 F.

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.



Peter Clarke



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

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