

Peter Clarke



4 Burford Road, Stratford-upon-Avon, Warwickshire, CV37 7ET

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Approximate Gross Internal Area  
Ground Floor = 93.35 sq m / 1005 sq ft

First Floor = 67.54 sq m / 727 sq ft

Garage = 18.81 sq m / 203 sq ft

Total Area = 179.70 sq m / 1935 sq ft

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

- South of the river
- Cul de sac location
- Four double bedrooms
- Currently in the catchment for Bridgetown Primary School
- Two reception rooms
- Garage and parking
- NO ONWARD CHAIN



Guide Price £725,000

In a quiet cul-de-sac location south of the river, is this four double bedroom detached property being sold for the first time in over 50 years. With two reception rooms, a garage, generous driveway and a delightful rear garden, we believe this property would make an ideal family home, and is offered with NO ONWARD CHAIN

## ACCOMMODATION

### ENTRANCE PORCH

### ENTRANCE HALL

### CLOAKROOM

with wc, wall mounted wash hand basin and 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 four ring electric hob and overhead extractor fan, integrated oven and grill, space for under counter fridge and slimline dishwasher.

### OUTER LOBBY

having doors to front and rear, door to garage and door to utility.

### UTILITY ROOM

with space and plumbing for washing machine and condenser dryer.

### DINING ROOM

### SITTING ROOM

with sliding doors to garden.

## FIRST FLOOR LANDING

### FOUR DOUBLE BEDROOMS

two of which have built in wardrobes.

### BATHROOM

four piece suite comprising bath, separate shower cubicle, wc, pedestal wash hand basin and wall mounted heated towel rail. Door to airing cupboard housing hot water tank.

### OUTSIDE

To the rear is a paved patio running the width of the property leading to a lawned garden with a variety of shrubs, plants, trees and a pond. Shed. Gated side access to the front.

To the front is a pebble driveway allowing generous parking.

### GARAGE

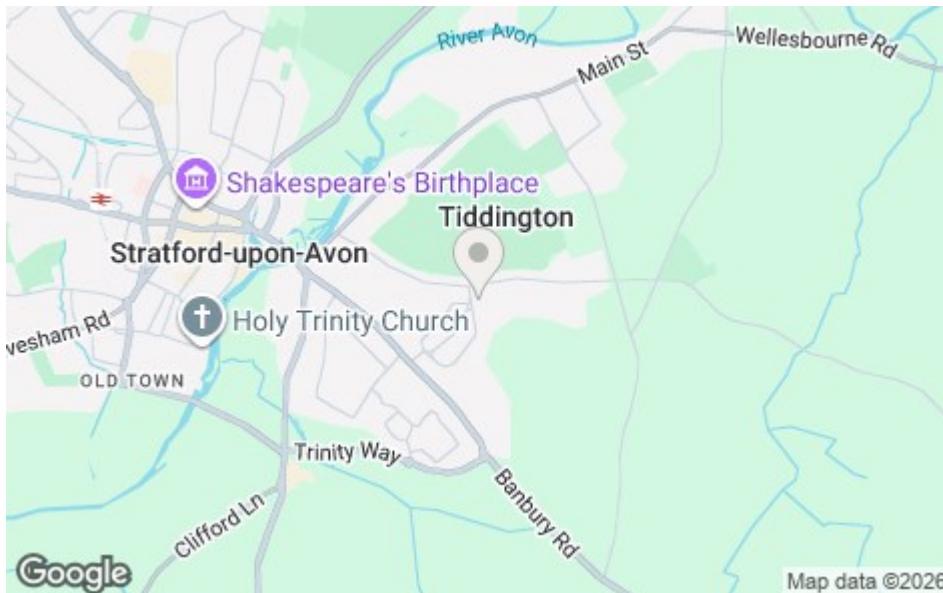
with up and over door to front, power and light.

## 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.

**AGENTS NOTE:** Please note previous marketing images have been used.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band F.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** E. 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 or 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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