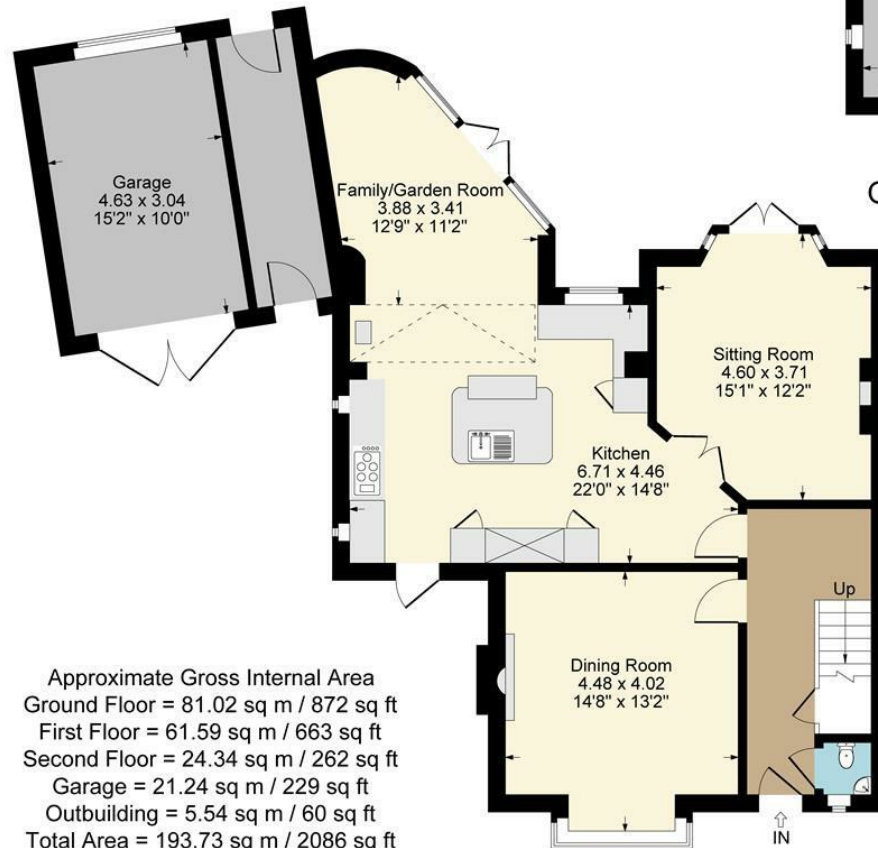


Peter Clarke

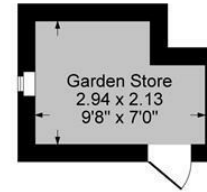


53 Albany Road, Stratford-upon-Avon, Warwickshire, CV37 6PG

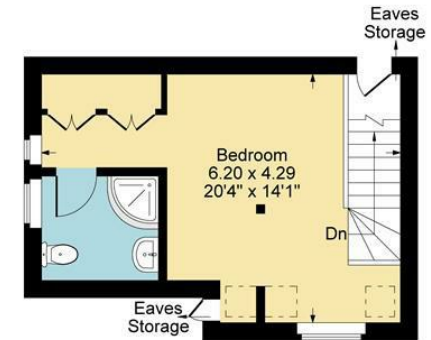
53 Albany Road, Stratford-upon-Avon



Ground Floor



Outbuilding



Second Floor



First Floor

Approximate Gross Internal Area  
 Ground Floor = 81.02 sq m / 872 sq ft  
 First Floor = 61.59 sq m / 663 sq ft  
 Second Floor = 24.34 sq m / 262 sq ft  
 Garage = 21.24 sq m / 229 sq ft  
 Outbuilding = 5.54 sq m / 60 sq ft  
 Total Area = 193.73 sq m / 2086 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

- Very close walk to the town centre
- Mature character, detached residence
- Beautifully presented accommodation
- Two reception rooms plus architect designed, extended kitchen/family room
- Four bedrooms, three bathrooms
- Off road parking, garage and utility
- Attractive private, mature, good sized west facing rear gardens



Guide Price £825,000

An exceptionally rare opportunity to acquire a traditional detached property situated within a very short walk to the town centre, providing parking, garage, beautifully presented flexible accommodation with three reception areas including very attractive architect designed kitchen/family room, four bedrooms, three bathrooms and very attractive mature and good sized private, west facing rear garden.

### ACCOMMODATION

A front door leads to

### ENTRANCE HALL

with Amtico floor, under stairs storage cupboard, stairs to first floor landing.

### CLOAKROOM

with wc and wash basin, chrome heated towel rail, Amtico floor.

### DINING ROOM

with square bay window to front, window shutters, feature stone and granite fireplace housing coal effect gas fire.

### KITCHEN/FAMILY/GARDEN ROOM

with architect designed feature arched garden room with French doors to garden and vaulted ceiling. Central island with granite work tops and oak breakfast bar, range of cupboards and work surface, built in dishwasher, pan drawers, American style fridge freezer, Rangemaster oven with five burner gas hob and hotplate, built in oven and grill below, filter hood over. Downlighters. Double doors to dining room.

### SITTING ROOM

with bay window and French doors to rear.

### FIRST FLOOR LANDING

with large airing cupboard with hot water cylinder, boiler. Stairs to second floor.

### BEDROOM ONE

with bay window to front.

### EN SUITE

with wc, wash basin and shower cubicle, downlighters.

### BEDROOM TWO

with fitted wardrobes and drawers. Door to

### LUXURY REFITTED JACK AND JILL BATHROOM

with wc, wash basin with drawers below, double ended bath with shower over and shower screen, downlighters.

### BEDROOM THREE

### SECOND FLOOR BEDROOM FOUR

with built in wardrobes.

### EN SUITE

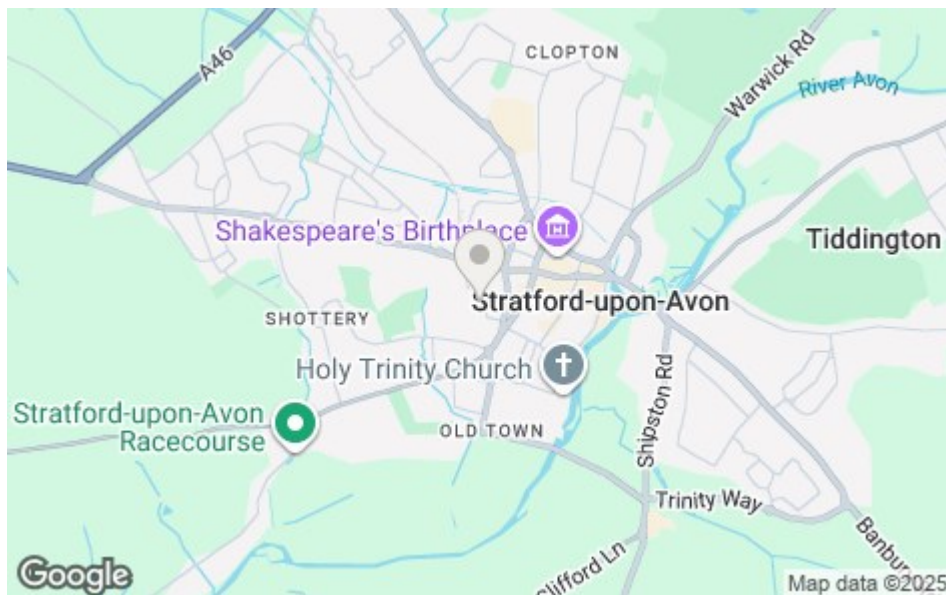
with wc, wash basin with drawers below and shower cubicle.

### OUTSIDE

There is block paved off road parking with iron railings and access to







### **GARAGE**

with double doors to front, power and light.

### **COVERED SIDE PASSAGE/UTILITY AREA**

with space for washing machine.

### **PRIVATE, MATURE WEST FACING REAR GARDEN**

with a range of evergreen shrub, perennials and trees, providing a glorious setting.

### **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 heating to radiators.

**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:** 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 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.





Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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Peter Clarke

