



Peter Clarke

16 Scott Close, Stratford-upon-Avon, Warwickshire, CV37 7LB

- Four bedroom semi-detached town house
- Situated in a quiet cul-de-sac
- Popular south of the river location
- Refitted kitchen
- Sitting /dining room with doors to garden
- Principal bedroom with en suite on second floor
- Garage and driveway
- Easy to maintain garden with seating areas
- NO CHAIN



Guide Price £330,000

Located in the heart of a popular development south of the River Avon, in a quiet cul-de-sac, is this well presented four bedroom semi-detached town house. Briefly comprising: entrance hall, cloakroom, refitted kitchen, sitting/dining room with doors to garden, two first floor bedrooms and shower room, and two further bedrooms on the second floor, one with en suite shower room. Garden, garage and off road parking.

#### ACCOMMODATION

Entrance hall. Cloakroom with wc, wash basin, wall mirror and heated towel rail. Refitted kitchen with matching cream wall, base and drawer units, wood effect work surfaces and matching wall panels, single bowl stainless steel sink, four ring gas hob with oven below and retractable extractor hood over, fitted fridge freezer, dishwasher, washing machine and microwave, breakfast bar with fitted bin under, under unit lighting and cupboard housing boiler. Sitting/dining room with bay window and French doors to rear and understairs storage cupboard.

First floor landing with airing cupboard, two bedrooms, one with fitted Sharp wardrobes, and a fully tiled shower room with wc, wash basin and shower cubicle.

Second floor landing, master bedroom with fitted wardrobes and fully tiled en suite shower room having large shower cubicle, wc and wash basin in vanity unit. Further bedroom with door to overstairs storage and access to roof space.

Outside to the front is a gravelled foregarden with path to front door. Driveway and garage with up and over door, pedestrian door to rear, power and light. To the rear is a decked area leading to lawned area, further decked and patio seating areas, and well stocked borders. Panelled fence boundaries.

#### 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:** C. A full copy of the EPC is available at the office if required.

**AGENTS DECLARATION:** In accordance with legislation, the Agent wishes to declare and make prospective buyers aware that the property is owned by an employee of Peter Clarke & Co. LLP. If any further information is required please do not hesitate to connect the Agent's office. We also recommend independent advice is sought if required.

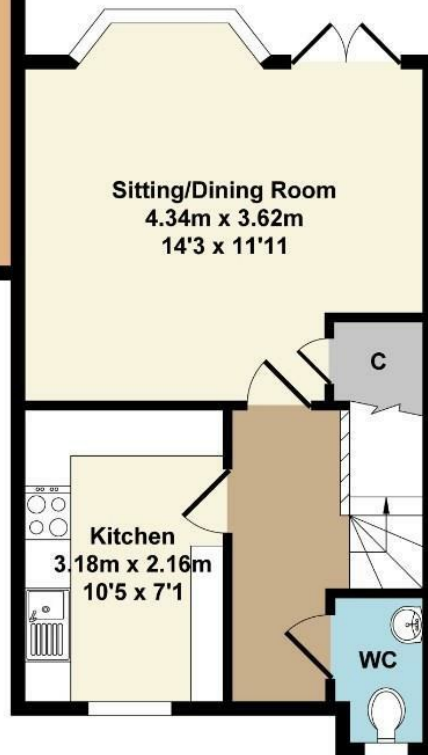
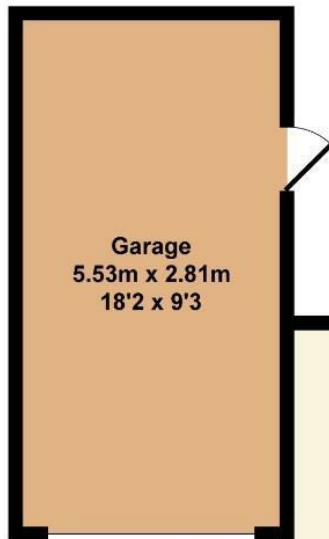
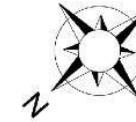
**VIEWING:** By Prior Appointment with the selling agent.



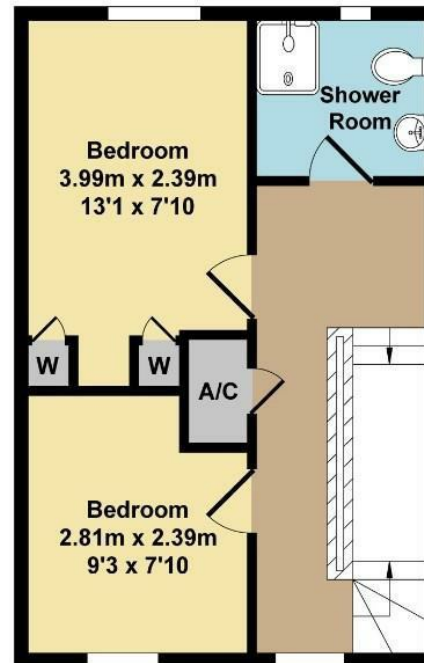
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Total Approx. Floor Area 106.80 Sq.M. (1150 Sq.Ft.)

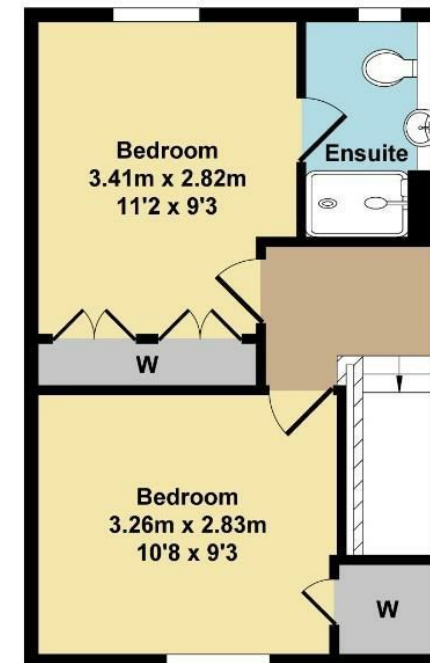
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 47.0 Sq.M. (506 Sq.Ft.)



First Floor  
Approx. Floor Area 29.90 Sq.M. (322 Sq.Ft.)



Second Floor  
Approx. Floor Area 29.90 Sq.M. (322 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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