

Peter Clarke



122 Alcester Road, Stratford-upon-Avon, CV37 9DP



- Walking distance to town centre
- 1,672 sq.ft. (inc garage)
- Sitting room with wood burner
- Kitchen/dining room, and utility
- Three double bedrooms, all en suite
- Study
- Parking for several vehicles and garage
- Attractive gardens
- NO CHAIN



Guide Price £475,000

A very spacious three double bedroom, three bathroom detached dormer bungalow providing 1,672 sq.ft. including garage, and located within walking distance of the town centre. Sitting room with wood burner, kitchen/dining room, utility, ample parking and garage, nice size private garden. NO CHAIN.

#### ACCOMMODATION

A front door leads to hall with oak stairs to first floor, under stairs storage cupboard. Cloakroom/utility with wc, wash basin, space and plumbing for washing machine, space for dryer. Sitting room with fireplace, wood burning stove, sliding door to garden. Kitchen/dining room with range of cupboards and work surface, range oven with five burner gas hob and filter hood over, sink, built in dishwasher, built in fridge, downlighters, tiled floor, space for fridge freezer, sliding door to garden. Ground floor Bedroom Three with bay window to front, walk in storage cupboard. En suite with wc, wash basin and bath with shower over, tiled floor, downlighters.

First floor landing with large airing cupboard housing hot water cylinder. Bedroom One with an excellent range of fitted wardrobes and drawers. En suite with wc, wash basin with cupboards below, bidet and shower cubicle, tiled walls, downlighters. Bedroom Two with sliding doors to wardrobes. En suite with wc, wash basin with cupboards below, shower cubicle, tiled walls, downlighters. Study with storage cupboard.

Outside to the front is tarmacadamed off road parking for several vehicles. Garage with up and over door, power and light, access to Worcester gas heating boiler. Gated block paved pathway to side leading to rear garden with patio, lawn, range of mature evergreen shrubs, trees and fruit trees, bubble seating pod, gated access to shed.

#### 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 C.

**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.

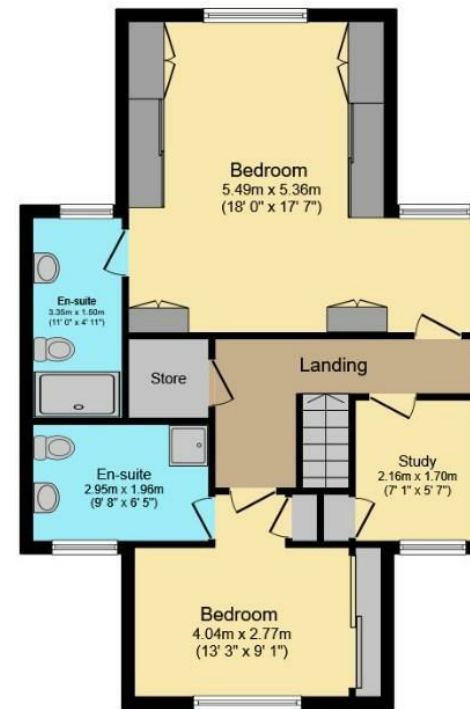


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**Ground Floor**

Floor area 90.5 sq.m. (974 sq.ft.)



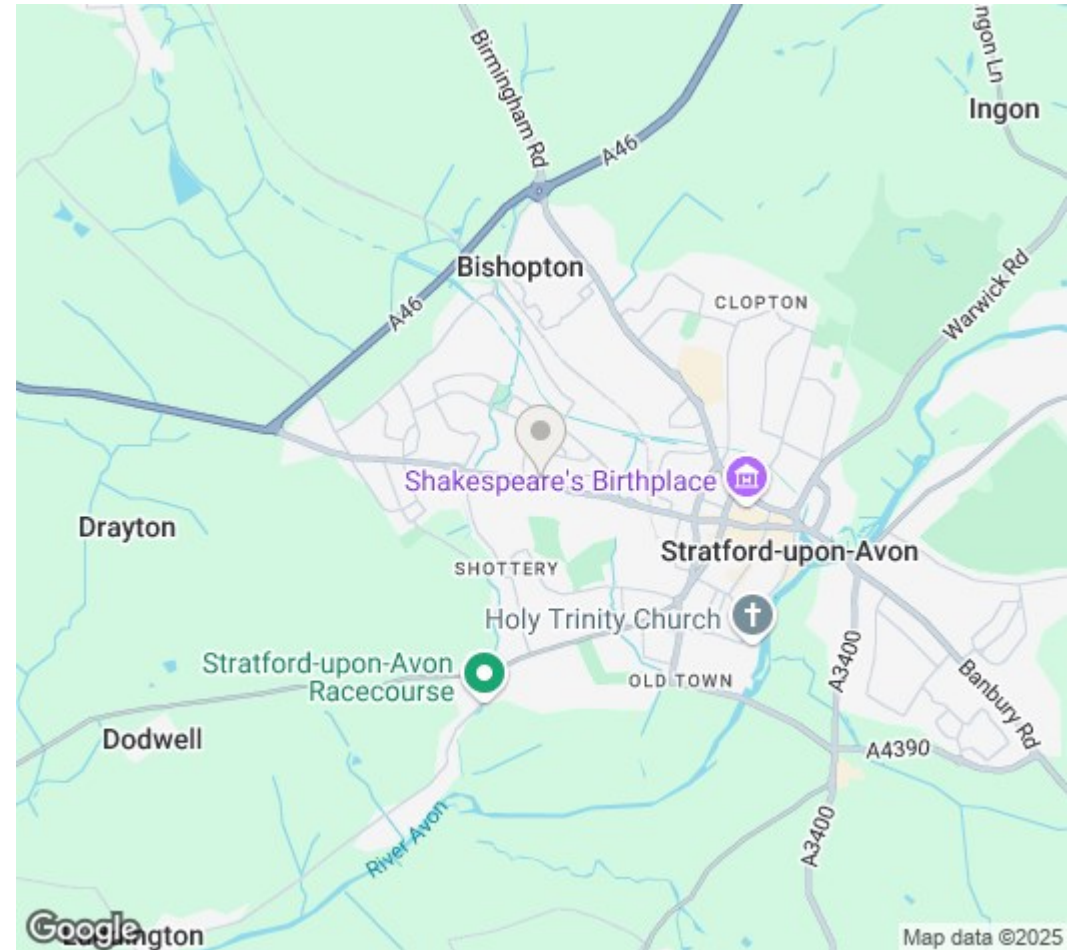
**First Floor**

Floor area 64.8 sq.m. (697 sq.ft.)

**Total floor area: 155.3 sq.m. (1,672 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





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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