

Peter Clarke



100 St. Marys Road, Stratford-upon-Avon, CV37 6TL

- Sought after location close to Welcombe Hills
- Walking distance to town centre
- Hall and downstairs WC
- Sitting/dining room
- Kitchen/dining room
- Three bedrooms
- Bathroom
- Parking, garage
- Nice size front and rear gardens
- No chain



£435,000

A well maintained three bedroom detached property situated in an enviable position within walking distance to the town centre and very close to Welcombe Hills, providing potential for extension STPP. Hall, cloakroom, sitting/dining room, kitchen/dining room, three bedrooms, bathroom, off road parking, garage, nice size attractive gardens. NO CHAIN.

ACCOMMODATION

Porch with front door to hall having wood effect floor, understairs storage cupboard. Cloakroom with WC and wash basin. Sitting/dining room with dual aspect, sliding door to garden, stone fireplace, serving hatch to kitchen. Kitchen with one and a half bowl, single drainer sink unit and mixer tap over and cupboards beneath, further cupboards and work surface, electric cooker with filter hood over, dishwasher, space and plumbing for washing machine, tiled floor. Stairs to first floor landing having access to roof space and airing cupboard. Bedroom One to rear with wardrobes/drawers and built-in wardrobe. Bedroom Two to front. Bedroom Three to front with fitted wardrobes. Bathroom with WC, wash basin and bath with shower over, tiled floor.

Outside, there is a wide driveway, lawned front garden with mature planted borders, gated access to side. Garage with up and over door to front, power and light. Rear porch with storage cupboard. Rear garden with full width patio, lawn, path to summer house and shed, planted borders. The garden is enclosed by wood fencing.

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 gas, water, electricity 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.

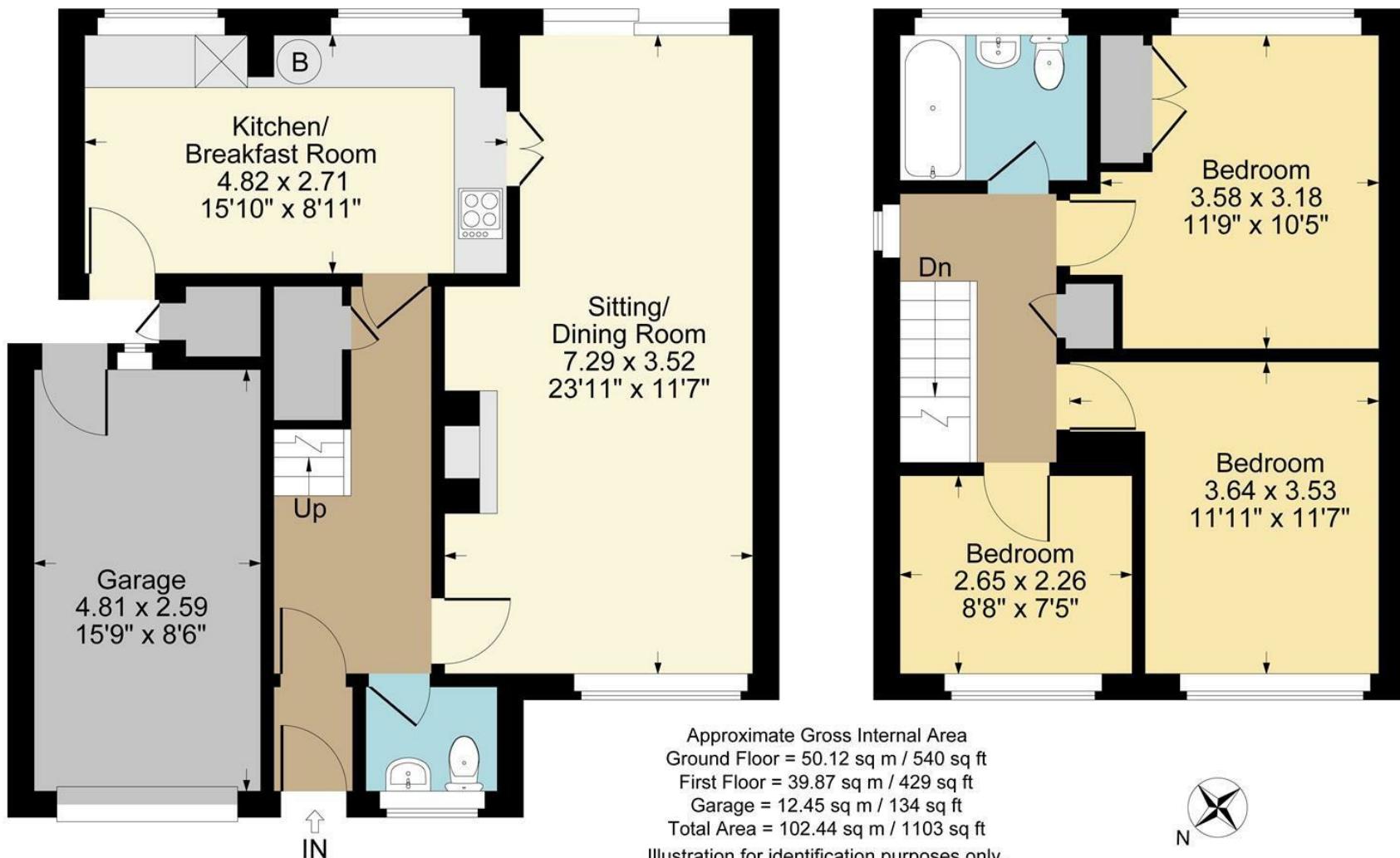
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

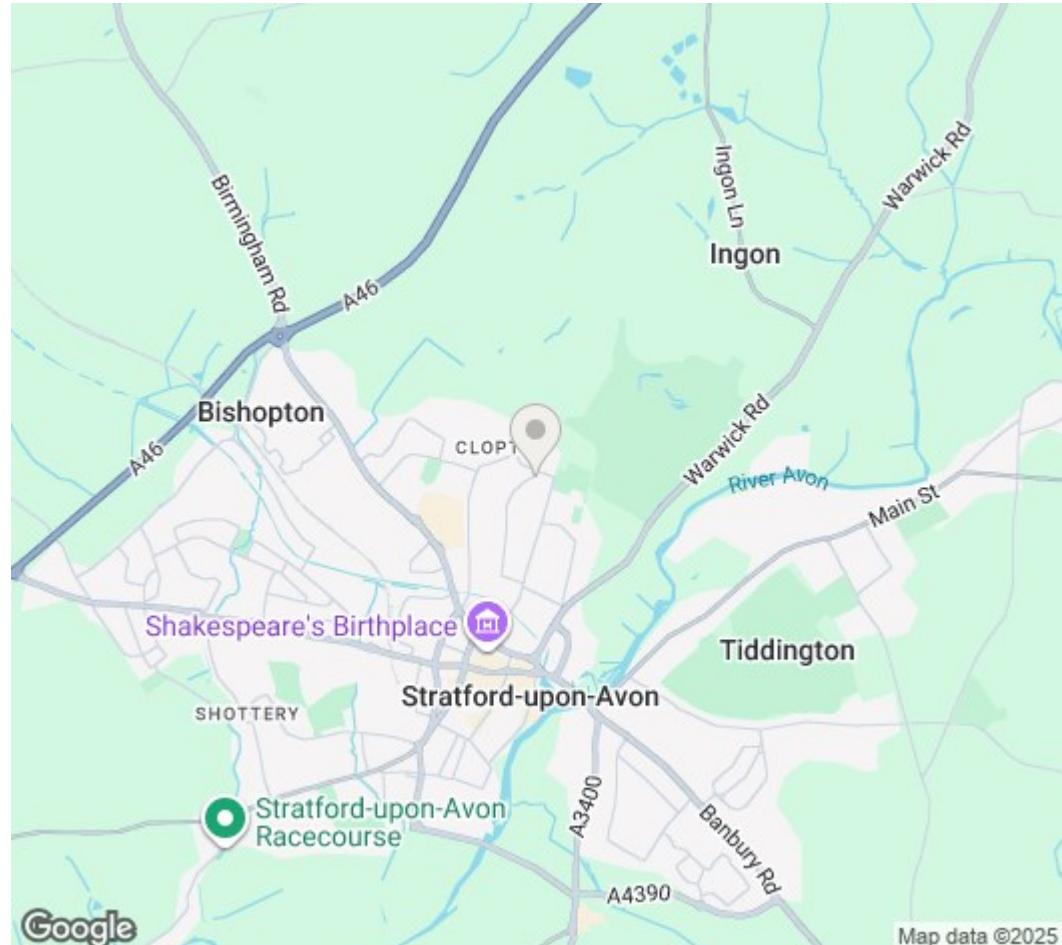
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



100 St. Marys Road





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serving South Warwickshire & North Cotswolds

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