

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.

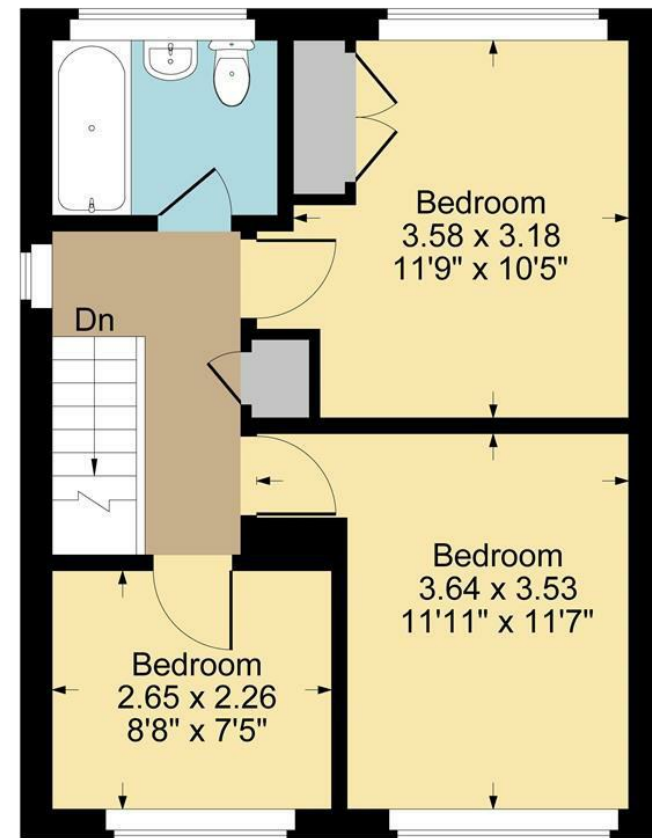
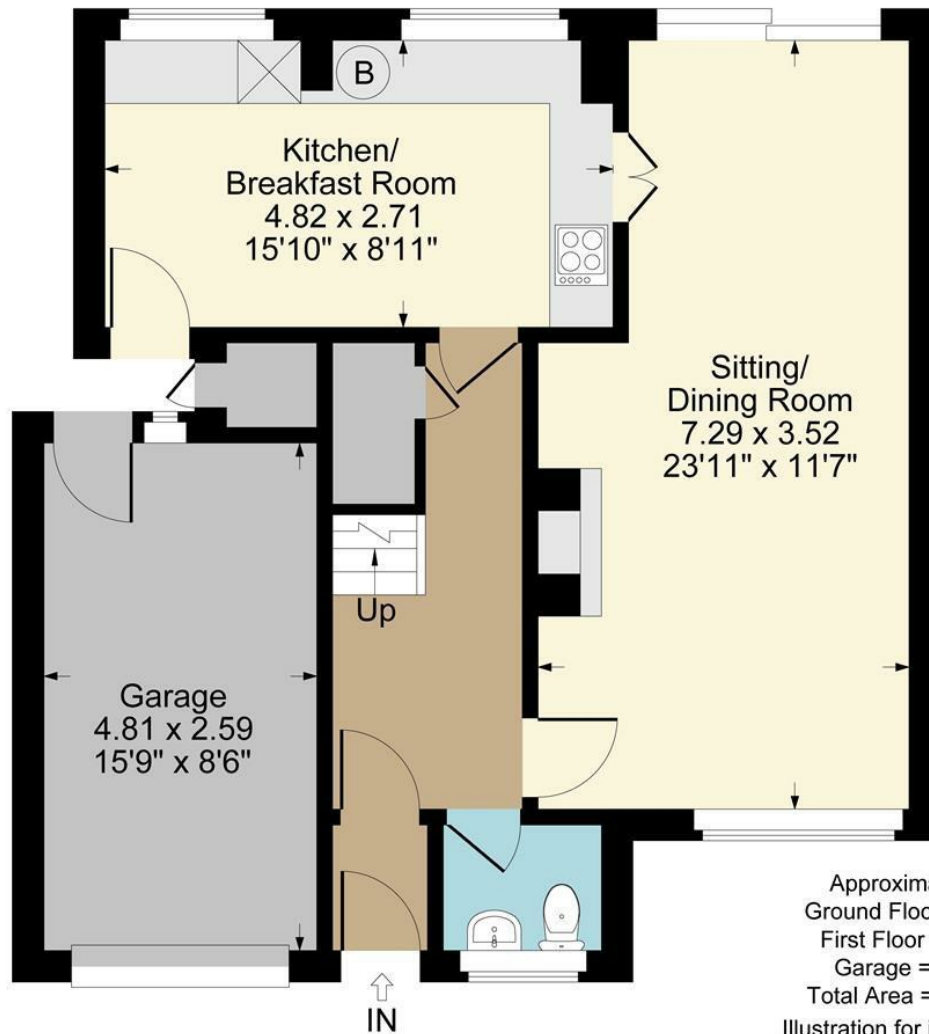
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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.



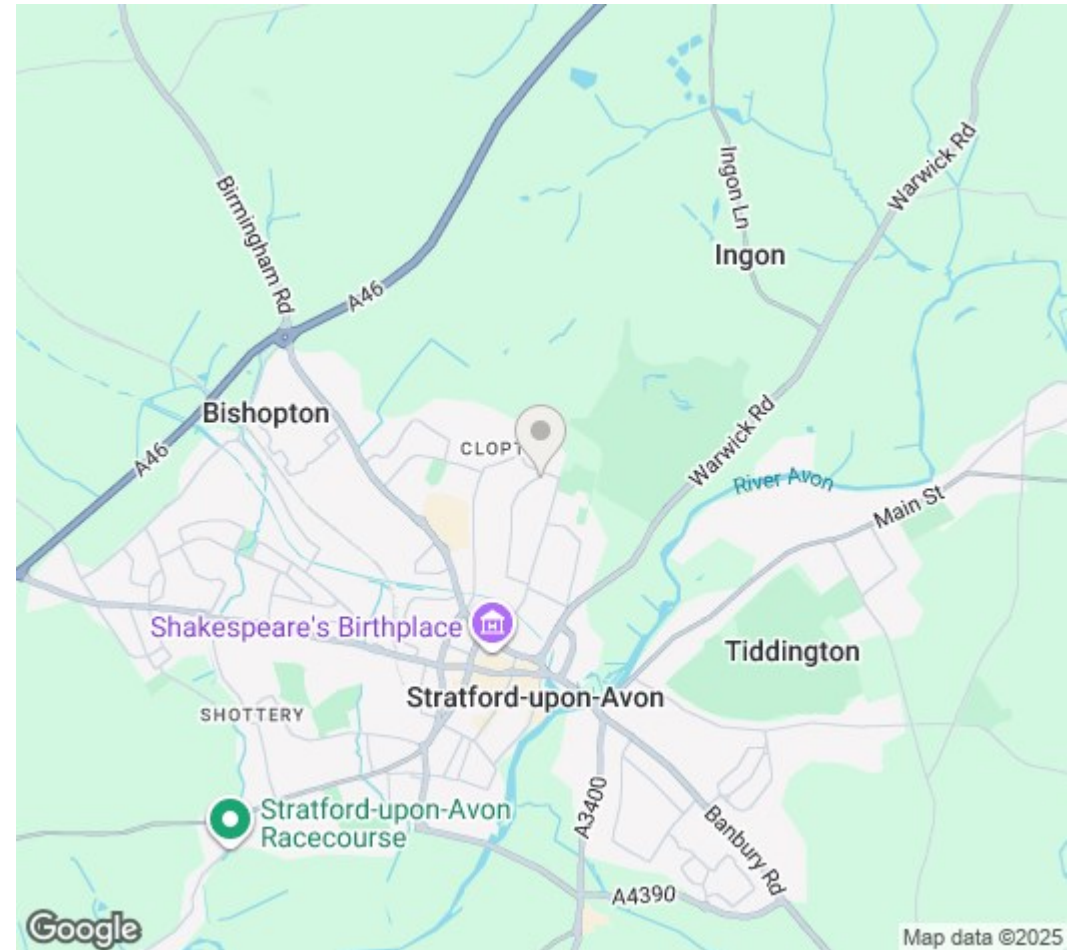
100 St. Marys Road



Approximate Gross Internal Area
Ground Floor = 50.12 sq m / 540 sq ft
First Floor = 39.87 sq m / 429 sq ft
Garage = 12.45 sq m / 134 sq ft
Total Area = 102.44 sq m / 1103 sq ft

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





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.

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serving South Warwickshire & North Cotswolds

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