11 Dryden Way, Stratford-upon-Avon, Warwickshire, CV37 7LH

- Three storey town house south of the river
- Walking distance to town centre
- Lovely park area to the front of the house
- Approx 1,200 sq.ft. of accommodation
- Main bedroom with dressing area and en suite
- Good sized sitting room
- Garage and rear garden

3 2 1

£349,950

Located in a popular residential area South of the River, this three double bedroom town house is located off a quiet, pedestrian footpath and benefits from being close to the green. With accommodation over three floors, a garage and off road parking, this home offers versatile living space and is offered with tenants in situ as an ongoing investment opportunity, or, with no onward chain.

ACCOMMODATION

Front door leads to entrance hall with storage cupboard. Cloakroom with wc and wash hand basin. Kitchen with range of matching wall and base cupboards and work surface over including sink, integrated oven with four ring gas hob and overhead extractor, space for washing machine and fridge. Sitting room with under stairs cupboard, French doors to garden.

First floor landing. Two bedrooms, both with built in wardrobes. Bathroom with wc, wash hand basin, bath with shower over.

Second floor Landing having Main Bedroom with box window and cupboard housing boiler. Walk through dressing area. En suite with shower, wc and wash hand basin.

Outside to the front is a pedestrian walkway. To the rear is a garden mainly laid to lawn with access to shared driveway which leads to the road. Garage and parking space in front.

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 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.

AGENTS NOTE: Please note a mixture of current, and previous marketing photos have been used.

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.

VIEWING: By Prior Appointment with the selling agent.

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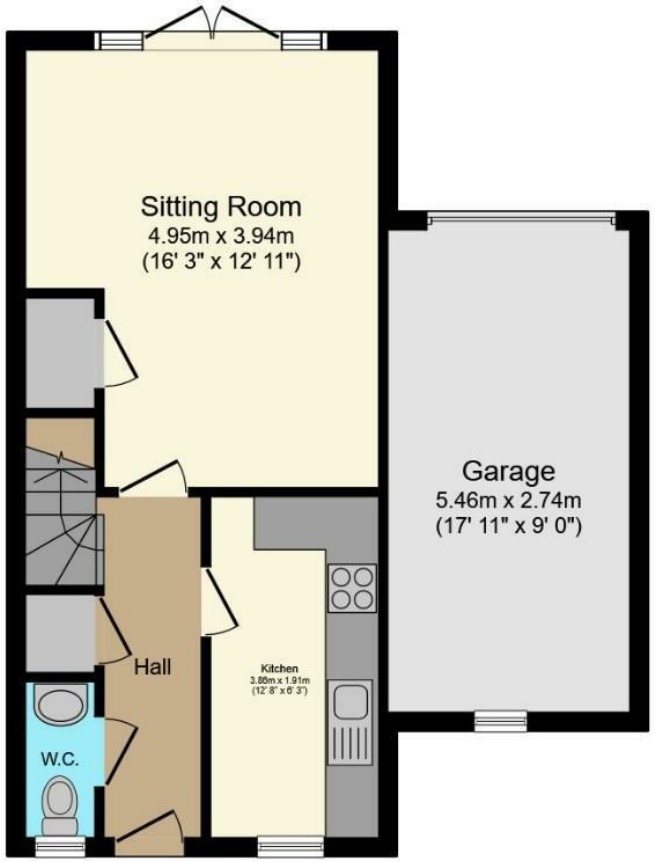
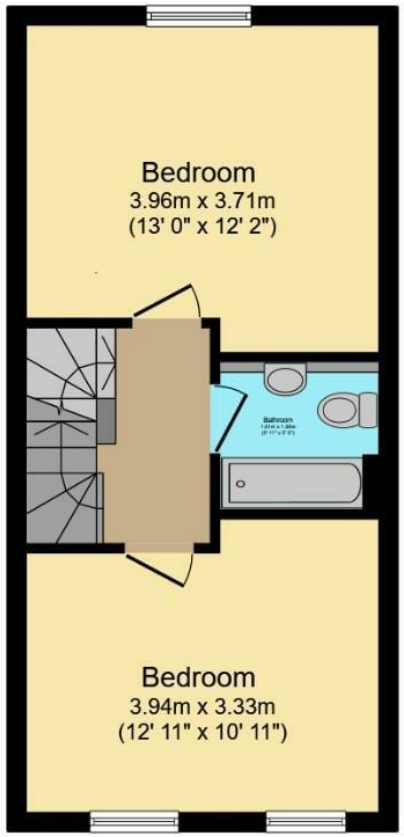


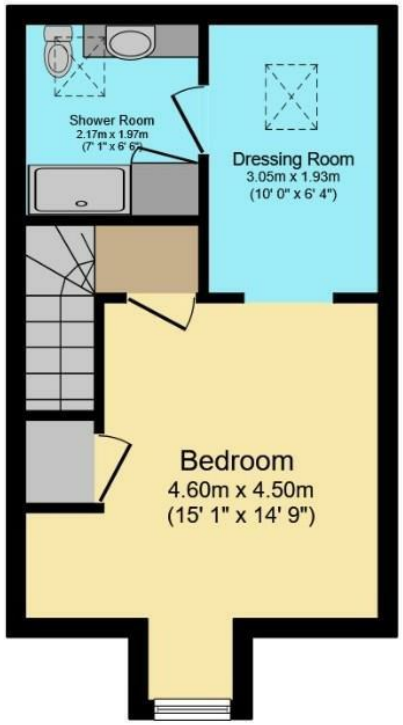
Ground Floor

Floor area 51.2 sq.m. (551 sq.ft.)



First Floor

Floor area 35.7 sq.m. (384 sq.ft.)

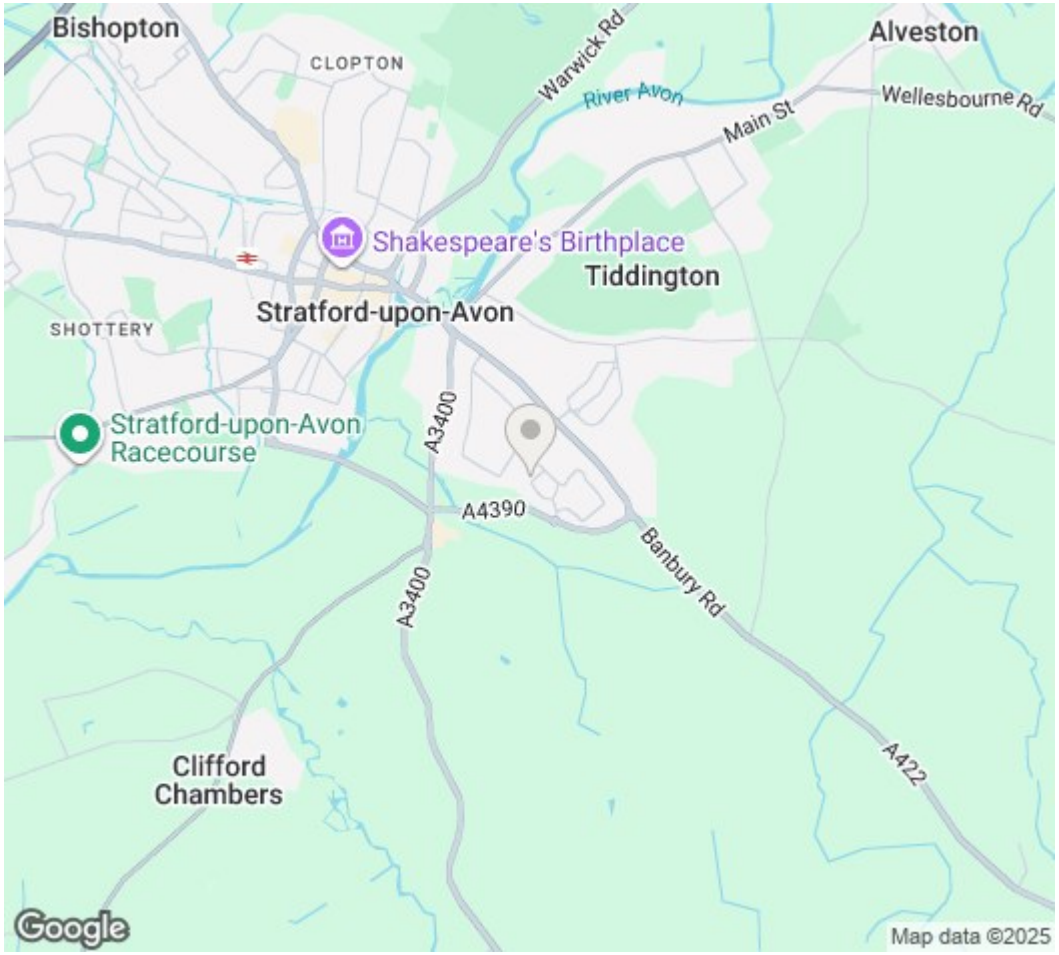


Second Floor

Floor area 27.8 sq.m. (299 sq.ft.)

Total floor area: 114.6 sq.m. (1,234 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



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.