



42 Meadow Close, Stratford-Upon-Avon, CV37 9PJ

Offers Over £300,000

- Three bedroom semi-detached home
- Driveway, carport and garage
- Spacious accommodation
- Local amenities including primary and secondary schools, within walking distance
- Two good double bedrooms and further single bedroom
- Utility space in garage
- Cul de sac location
- Viewing highly recommended to appreciate the space offered



Located in a popular residential area, close to local amenities, schools and the railway station, a well presented three bedroom semi-detached home with off road parking.

#### ACCOMMODATION

Entrance porch. Entrance hall with stairs rising to first floor. Sitting room with window to front, doors leading through to kitchen with a range of wall and base units with worktop over, incorporating stainless steel sink with drainer, space for oven, space for fridge freezer and integrated dishwasher. Dining area has patio doors out onto the rear garden. Garage with obscure glazed pedestrian doors to front driveway and rear garden, power and light, also benefits from a utility area with space for a washing machine and dryer and housing the gas boiler. Door to cloakroom with wc, wash hand basin and obscure window to rear.

First floor landing there is a storage cupboard and access with a partially boarded loft. Bedroom one is a double room with window to front and built in wardrobes. Bedroom two is a further double bedroom with window to rear and built in wardrobes. Bedroom three with window to front and internal storage. Bathroom with opaque window to rear, bath with shower over, wash hand basin and wc within vanity unit, heated towel rail.

Outside is a rear garden with patio area and mainly laid to lawn with planted beds, mature shrubs and trees, garden shed. Tandem parking to the side of the property for three cars.

#### 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 C.

**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.



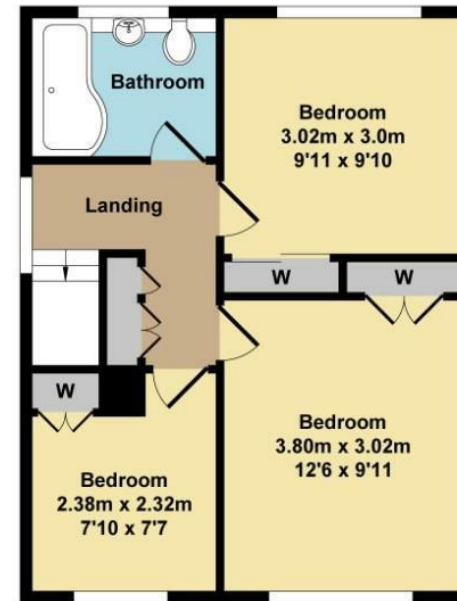
## Meadow Close, Stratford

Total Approx. Floor Area 99.80 Sq.M. (1074 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.

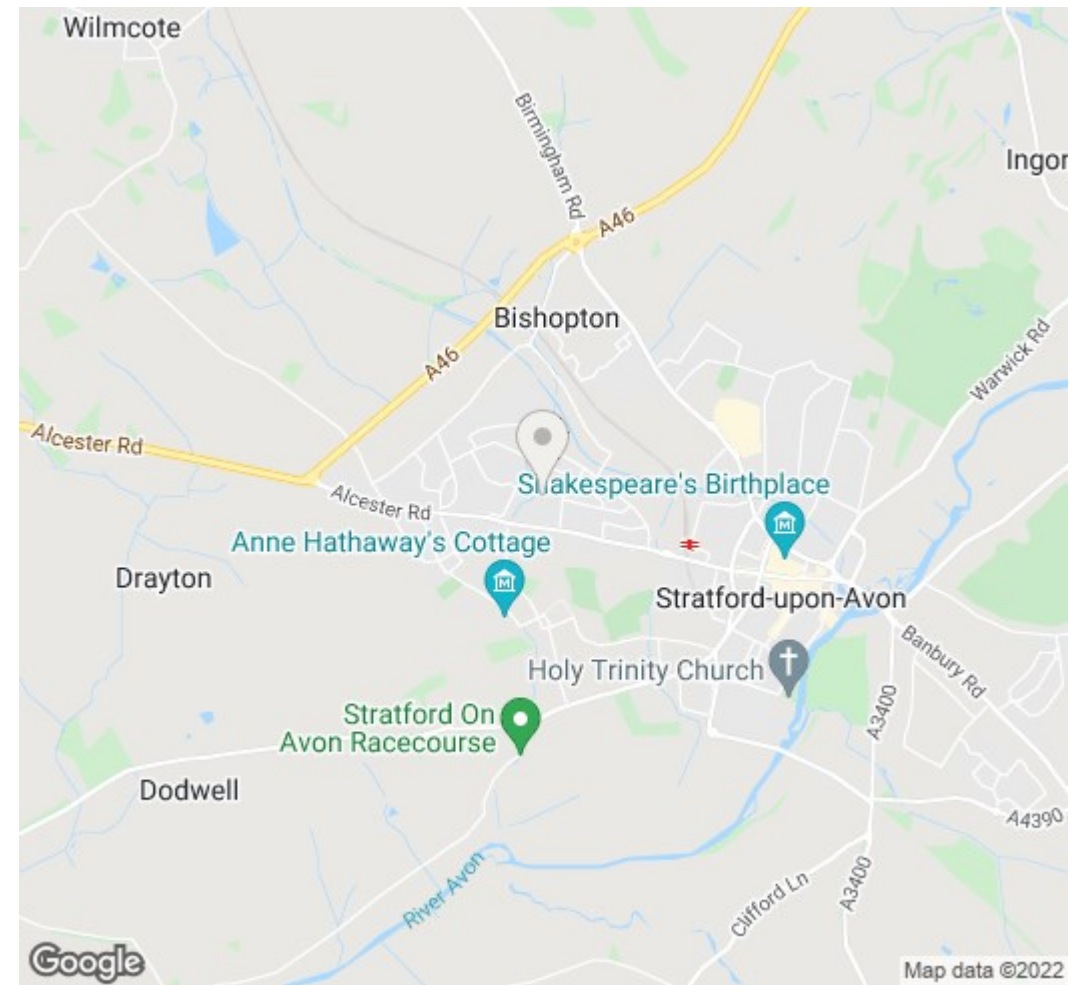


Ground Floor  
Approx. Floor  
Area 60.30 Sq.M.  
(649 Sq.Ft.)



First Floor  
Approx. Floor  
Area 39.50 Sq.M.  
(426 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.

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53 Henley Street & 1 Meer Street, Stratford-upon-Avon, Warwickshire CV37 6PT  
Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke

