



Peter Clarke

66 Evesham Road, Stratford-upon-Avon, Warwickshire, CV37 9BA

- Non-estate location
- Built in 2005
- Individual property
- Hall and cloakroom
- Spacious sitting room
- Large open plan kitchen/dining room opening to garden room
- Private south facing gardens
- Four bedrooms, bathroom and en suite
- Ample parking
- Walking distance to town centre



Guide Price £495,000

Set in a non-estate location yet only constructed in 2005 by Bloor Homes, is this very well presented four bedroom detached residence situated within walking distance of the town centre. Spacious sitting room, large open plan kitchen/dining room, garden room leading to private south facing gardens. Four bedrooms, bathroom and en suite, and ample parking.

#### ACCOMMODATION

A storm canopy leads via a front door to hall. Cloakroom with wc and wash basin. Sitting room with square bay window to front, understairs storage cupboard, stairs to first floor. Kitchen/dining garden room, a light and spacious room with views of the south facing gardens. The kitchen area with one and a half bowl sink with taps over and cupboards beneath, further cupboards and work surface, four burner gas hob, built in dishwasher, built in oven and grill, space for fridge freezer, in washing machine and dishwasher, tiled splashbacks, boiler, tiled floor. Opening to garden room area, with breakfast bar to kitchen, glass roof, low level windows and French doors to rear.

First floor landing with access to roof space, large storage cupboard, airing cupboard with hot water cylinder. Bedroom 1 with square bay window to front, three doors to built in wardrobes. En suite with wc, wash basin and large shower cubicle, tiled splashbacks. Bedroom 2 with double doors to wardrobes, Two further bedrooms. Bathroom with wc, wash basin, bath with shower attachment, tiled splashbacks.

Outside to the front is tarmac off road parking, large mature evergreen tree and hedging which could be removed to create further parking. Gated access to both sides leads to south facing rear garden with patio, circular lawn, evergreen, shrub and perennial planted borders, enclosed by wood fencing.

#### 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 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 E.

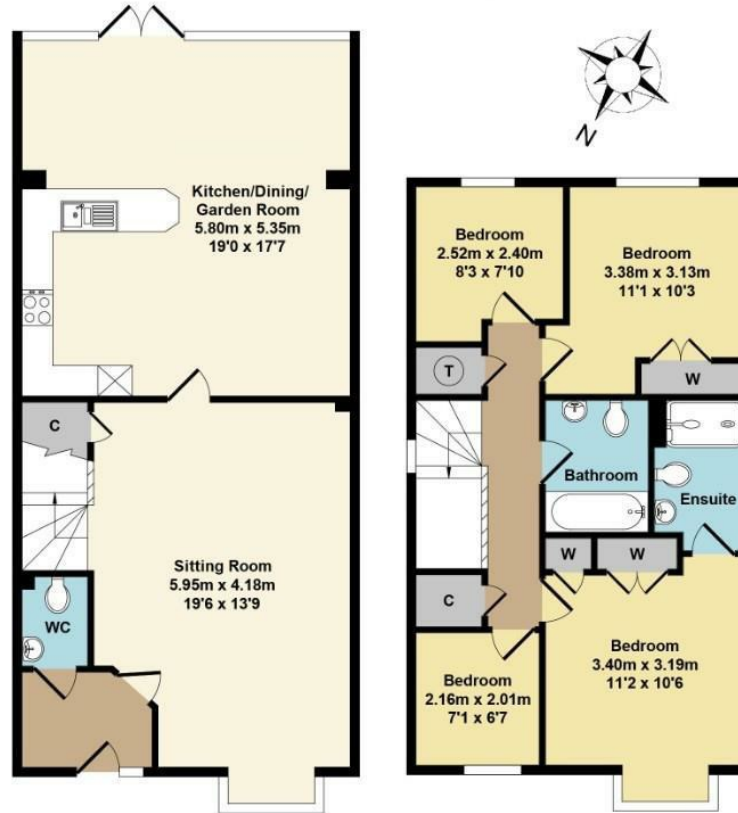
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



Evesham Road, Stratford upon Avon  
 Total Approx. Floor Area 116.60 Sq.M. (1254 Sq.Ft.)

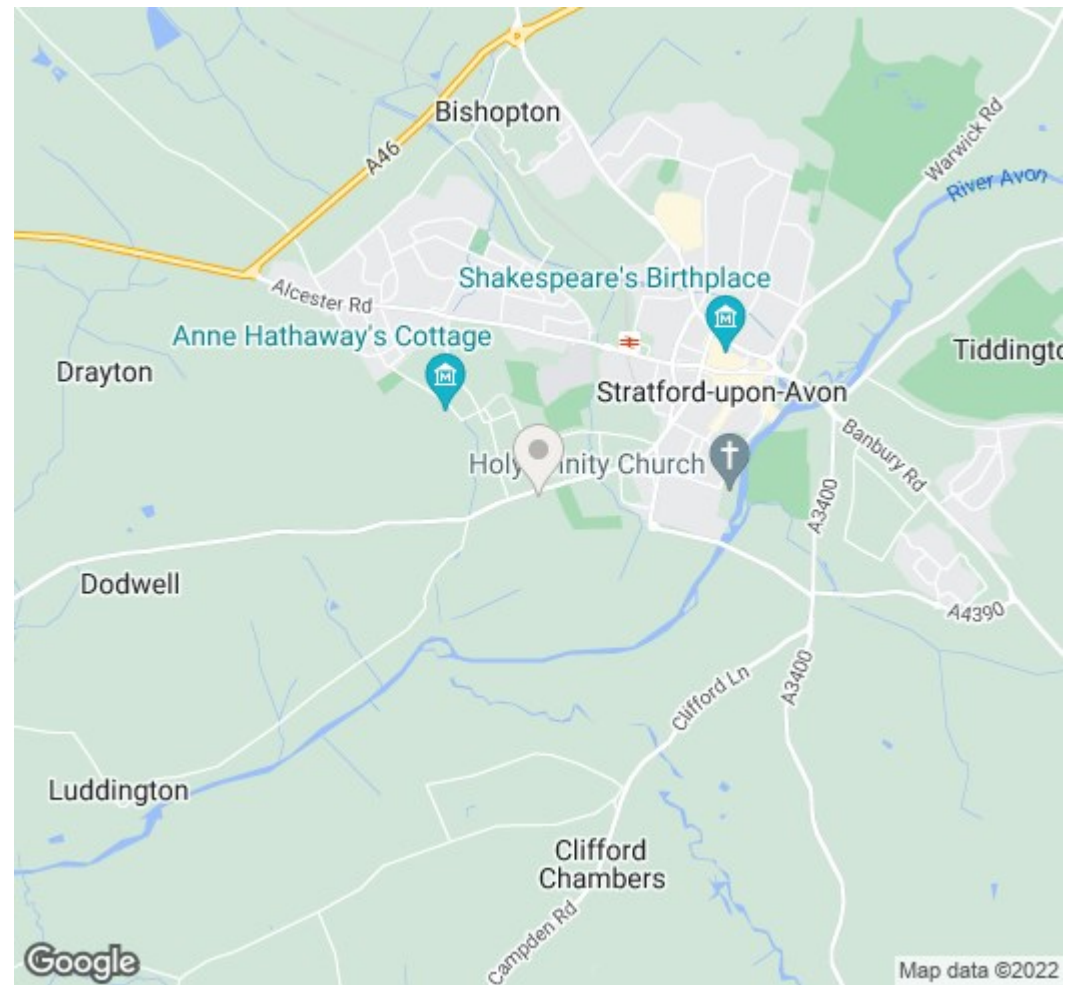
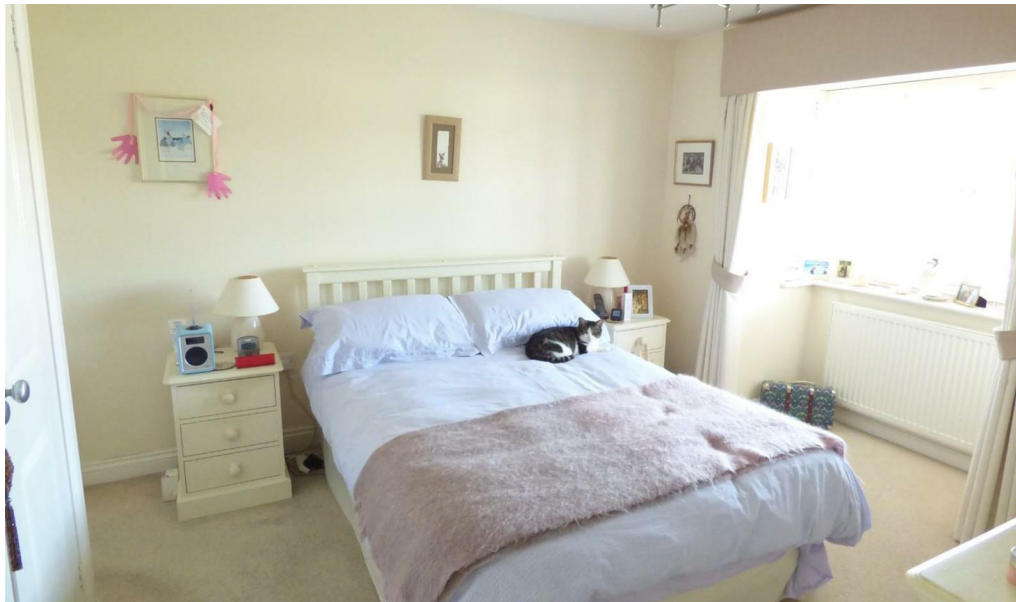
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 64.90 Sq.M.  
 (698 Sq.Ft.)

First Floor  
 Approx. Floor  
 Area 51.70 Sq.M.  
 (556 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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