

Peter Clarke



24 Lingfield Crescent, Stratford-upon-Avon, CV37 9LX



- Walking distance to town centre
- Private tucked away position
- Hall and cloakroom
- Sitting/dining room, kitchen and conservatory
- Three bedrooms and bathroom
- Off road parking and garage
- Mature private rear garden
- Currently in catchment for Stratford Primary School which as we know has a very good reputation



Guide Price £317,500

An attractive three bedroom mews style property situated in a quiet, tucked away private position within an easy walk to the town centre and close to the Greenway. Hall, cloakroom, sitting/dining room, conservatory, kitchen, three bedrooms, bathroom, nice sized private mature garden, off road parking and garage.

#### ACCOMMODATION

Front door to entrance hall. Cloakroom with wc and wash basin. Sitting/dining room with stairs to first floor, sliding door to conservatory with French doors to side and tiled floor. Kitchen with range of cupboards and work surface, sink, built in fridge freezer, gas hob, built in oven and grill, space and plumbing for washing machine, tiled floor.

Landing with access to roof space, airing cupboard. Bedroom One with two sets of fitted wardrobes and dual aspect. Bedroom Two with fitted wardrobes. Bedroom Three. Bathroom with wc, wash basin and bath with shower over and shower screen, chrome heated towel rail.

Outside there is a rear garden with patio, lawn, mature trees, garden shed. The garden is enclosed by wood fencing. Gated access to side leading to private block paved drive with off road parking space. Access to garage of brick and pitched tiled roof construction with up and over door to 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 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.

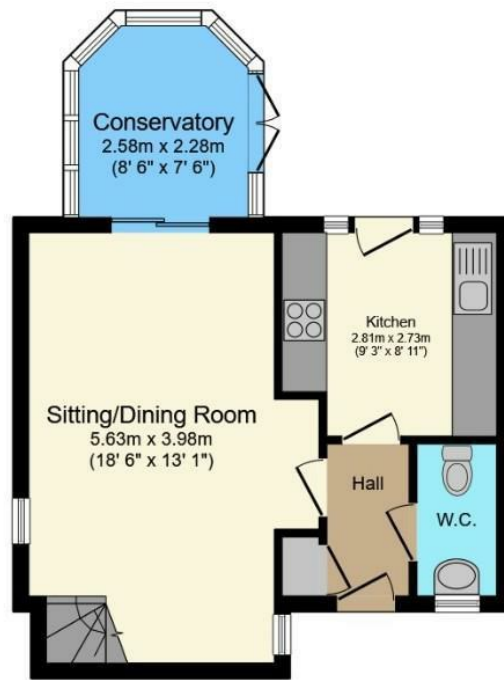
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**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.

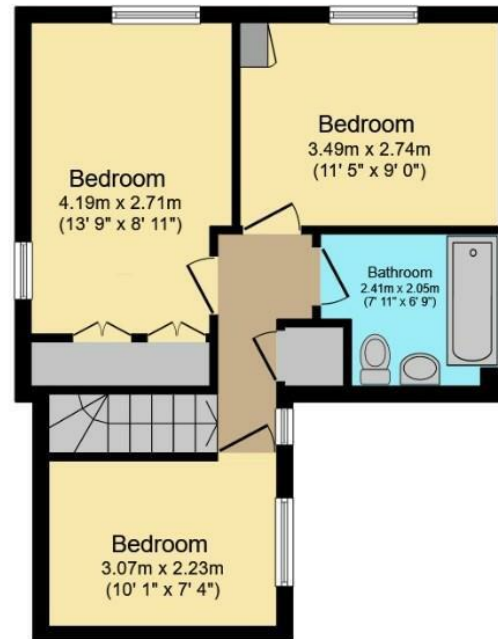


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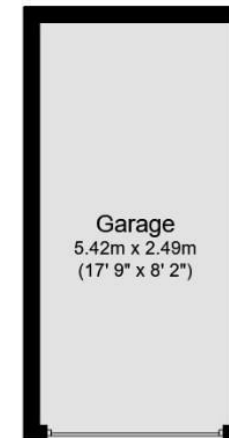
### Ground Floor

Floor area 39.6 sq.m. (426 sq.ft.)



### First Floor

Floor area 40.7 sq.m. (438 sq.ft.)



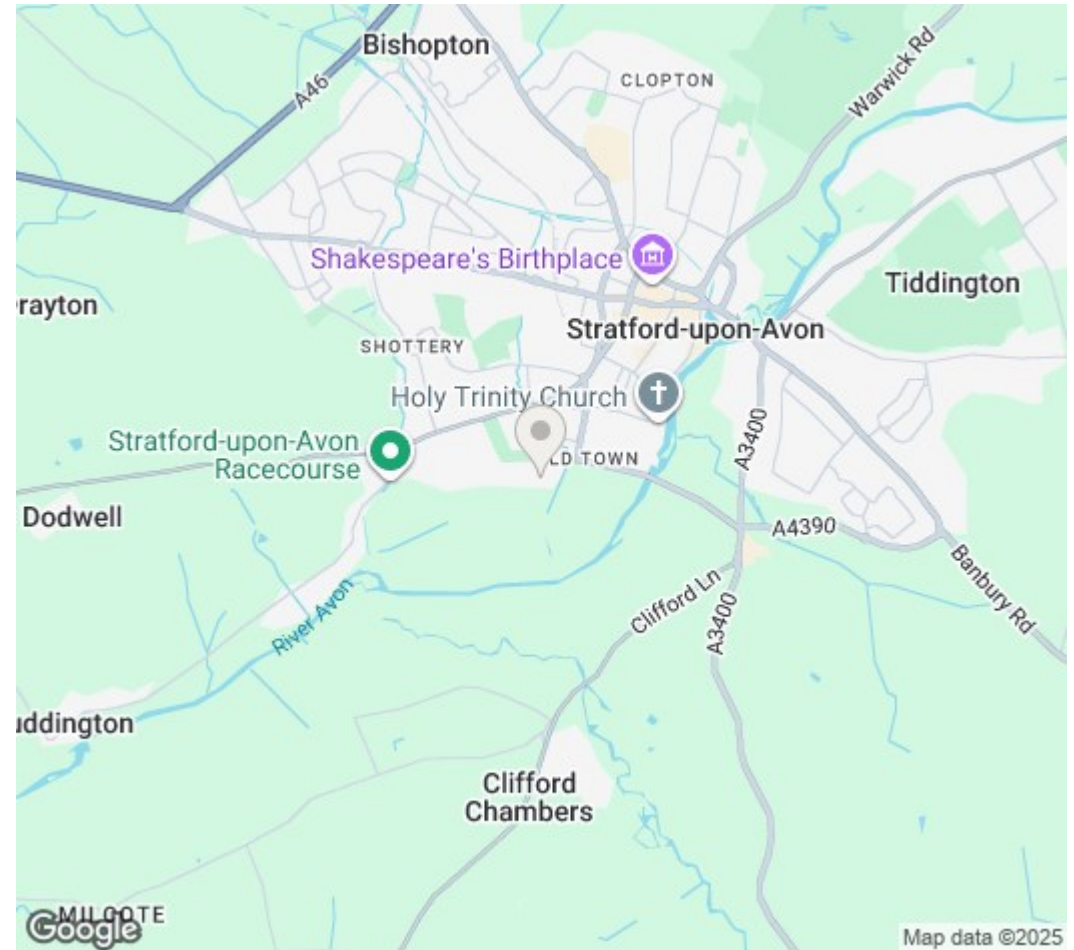
### Garage

Floor area 14.0 sq.m.  
(151 sq.ft.)

Total floor area: 94.3 sq.m. (1,015 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](http://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.

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serving South Warwickshire & North Cotswolds

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