

Peter Clarke



Trevalan, Luddington Road, Stratford-upon-Avon, CV37 9SE

Offers Over £500,000

- Detached dormer bungalow in a popular location
- Driveway, garage and gardens
- Sitting room, dining room and kitchen
- Ground floor bedroom with Jack and Jill shower room
- Two further bedrooms, one with en suite shower room
- Viewing highly recommended



#### ACCOMMODATION

Entrance porch leading to entrance hall, cloakroom with wash hand basin and wc. Sitting room being L shaped with dual aspect, feature fireplace with fuel burning stove. Dining room with window to rear. Kitchen with door to side, windows to front, range of matching wall and base units with working surface over incorporating stainless steel sink with drainer and four ring gas hob, integrated oven. Opens into utility area with work top, stainless steel sink, low level cupboards, space for washing machine, wall mounted combination boiler. Ground floor double bedroom with fitted triple wardrobes and door to Jack and Jill shower room having double width walk in shower cubicle, pedestal wash hand basin, wc and non-slip flooring.

First floor landing. Main bedroom with dormer window to front. En suite shower room with fitted triple wardrobes and shower cubicle, sideboard incorporating two wash hand basins and low level cupboard space, wc. Bedroom with double wardrobe. Bathroom with panelled bath, wash hand basin and wc.

Outside to the front is a brick paved driveway with parking for several vehicles, leads to a garage with up and over door, window to rear, internal power and light and work bench. To the side is a largely laid to lawn garden with mature shrubs and hedgerow. A paved pathway leads to the rear which opens to a mainly lawned garden with timber shed and a mix of panelled fence boundaries to side, and hedgerow boundaries to rear.

#### 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 F.

**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.





Luddington Road, Stratford upon Avon, CV37 9SE  
Total Approx. Floor Area 160.40 Sq.M. (1727 Sq.Ft.)

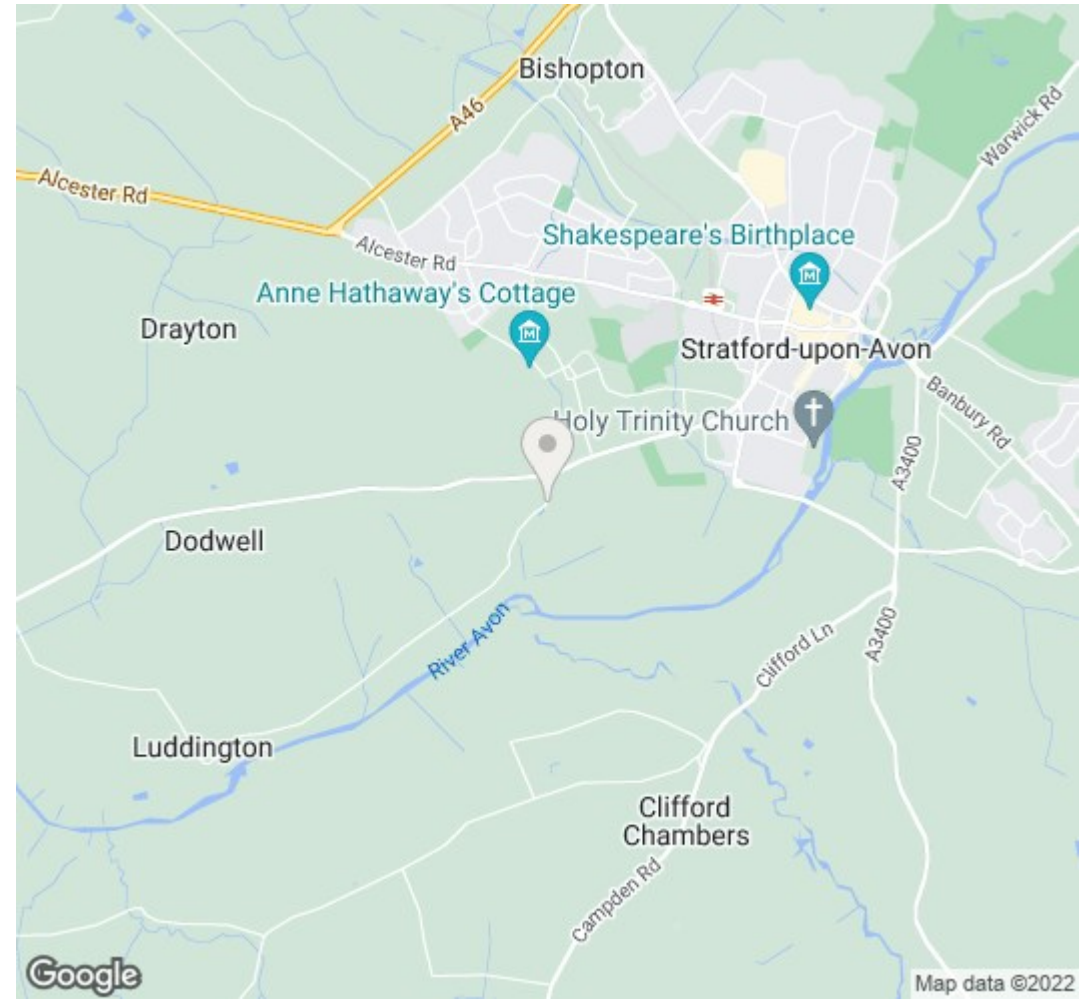
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 112.10 Sq.M.  
(1207 Sq.Ft.)

First Floor  
Approx. Floor  
Area 48.30 Sq.M.  
(520 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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