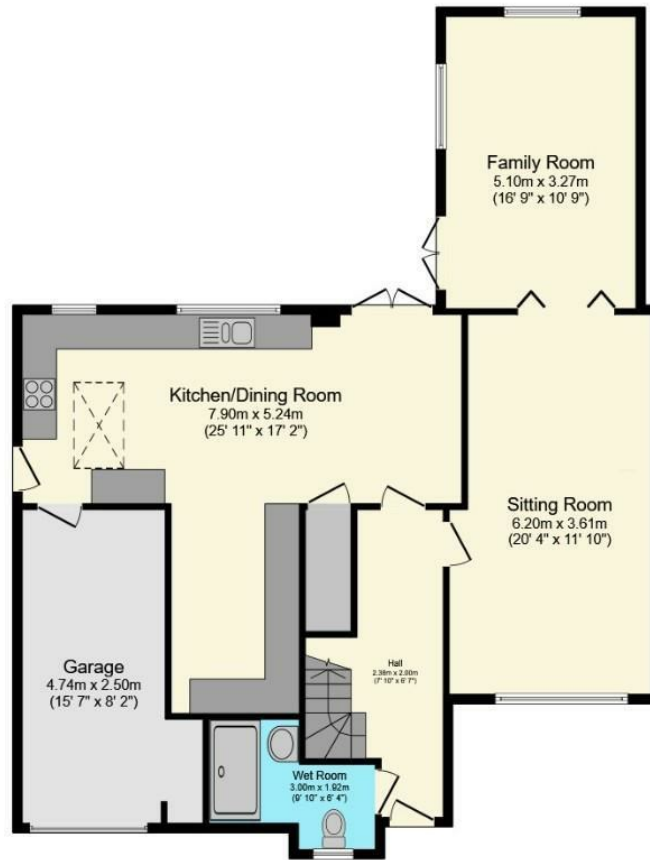


Peter Clarke



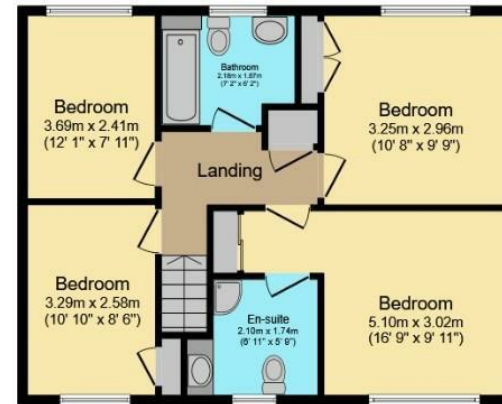
98 Bridgetown Road, Stratford-upon-Avon, Warwickshire, CV37 7JA

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**Ground Floor**

Floor area 107.2 sq.m. (1,153 sq.ft.)



**First Floor**

Floor area 55.6 sq.m. (599 sq.ft.)

**Total floor area: 162.8 sq.m. (1,752 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)

- Upgraded, extended and beautifully presented
- Sought after quiet position
- Walking distance to town centre
- Corner position
- Large kitchen/family room, plus two reception rooms
- Four bedrooms, luxury refitted bathroom and en suite
- Wet room
- Ample parking and garage
- Attractive gardens
- No Chain



Offers Over £675,000

An immaculately presented, redecorated, upgraded and extended four bedroom detached residence situated in a sought after quiet position within walking distance of the town centre. Providing 1642 sq.ft. accommodation including garage and on a corner position. NO CHAIN.

### ACCOMMODATION

Front door leads to

### ENTRANCE HALL

### WET ROOM

with WC, shower and wash basin.

### SITTING ROOM

with wood effect floor, fireplace and bi-fold doors to

### SECOND RECEPTION ROOM

with part vaulted ceiling, French doors to side, wood effect floor.

### EXTENDED AND ALTERED KITCHEN/DINING/FAMILY ROOM

with French doors to rear, fitted with a range of light grey high gloss units with abundant cupboard space including stylish wall tiles, fitted with AEG appliances including hob, double oven, dishwasher and washing machine.

### FIRST FLOOR LANDING

with storage cupboard and four good bedrooms leading off.

### PRINCIPAL BEDROOM

with built in wardrobes.

### LUXURY RE-FITTED EN SUITE SHOWER ROOM

with WC, wash basin and shower cubicle, heated towel rail.

### BEDROOM TWO

with built in wardrobes.

### BEDROOM THREE

with built in wardrobe.

### BEDROOM FOUR

### LUXURY RE-FITTED FAMILY BATHROOM

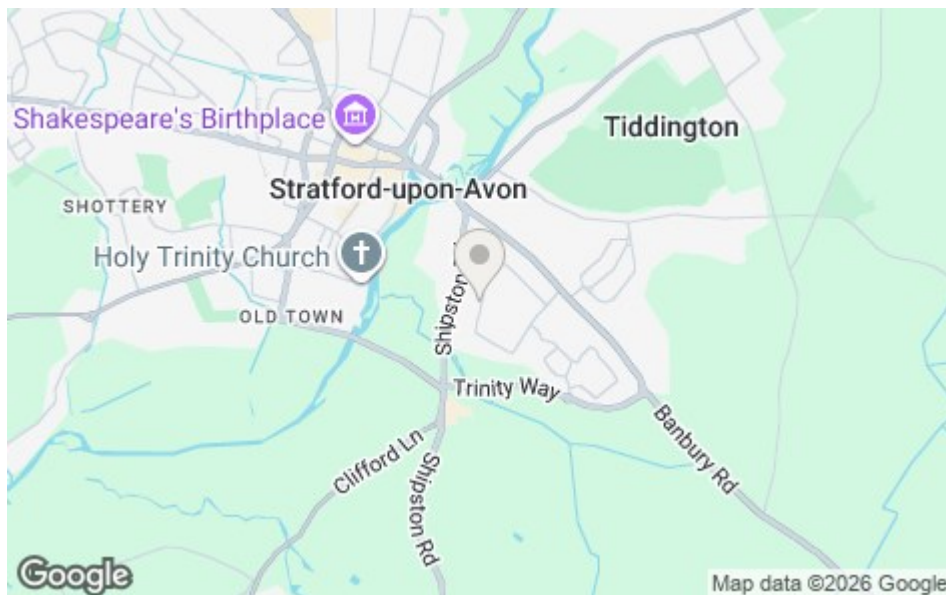
with bath having shower over with shower screen, WC and wash basin with cupboards beneath.

### OUTSIDE

To the front there is double width tarmac parking with mature planted borders, grass to front and side, gated access to side leading to







## REAR GARDEN

with porcelain tiled terrace area, lawn, planted borders. The garden is enclosed by wood fencing and wall.

## 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 gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central 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 F.

**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.



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.





Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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Peter Clarke

