



Peter Clarke

Peter Clarke  
FOR SALE  
01789 415444  
www.peterclarke.co.uk

2  
Mon-Fri  
8am-6pm

11 Grange Park, Stratford-upon-Avon, CV37 6XH

- Sought after established setting
- Quiet no through road
- Walking distance to town centre
- Hall and cloakroom
- Sitting/dining room,  
kitchen/breakfast room
- Four bedrooms and bathroom
- Parking, large garage, south  
east facing gardens
- In need of updating
- NO CHAIN



£525,000

Situated in an excellent location within a quiet no through road, within walking distance of the town centre, in an established setting, is this four bedroom detached residence with private gardens and requiring updating. NO CHAIN.

#### ACCOMMODATION

Door leads to porch with front door to hall with under stairs storage cupboard. Cloakroom with wc and wash basin. L shaped sitting/dining room with a fireplace. Conservatory with French doors to garden. Kitchen/breakfast room with range of cupboards and work surface, sink, space for fridge freezer, range oven, serving hatch to sitting/dining room, stairs to first floor.

First floor landing with access to roof space and airing cupboard. Bedroom One with fitted wardrobes and dressing table. Bedroom Two with built in wardrobe. Bedroom Three with built in wardrobe. Bedroom Four. Bathroom with wc, wash basin with cupboards below, bath with shower over.

Outside to the front there is block paved parking and garage with electric roller shutter door. The front garden is lawned with mature hedging and tree. Gated access to side leading to the rear garden with south-east aspect, patio, timber edged lawn, fruit trees and enclosed by wood fencing.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

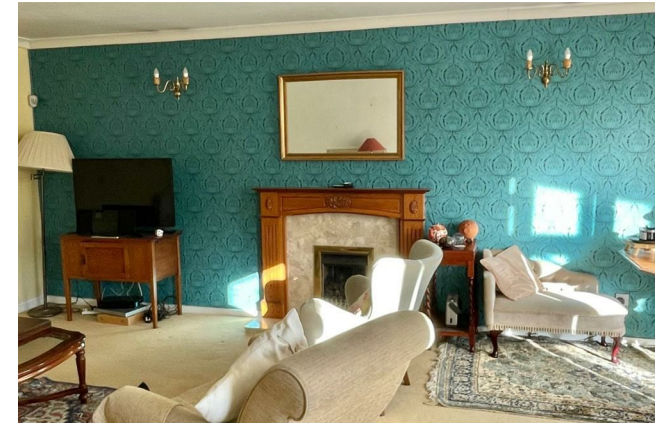
**SERVICES:** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

**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 E.

**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.

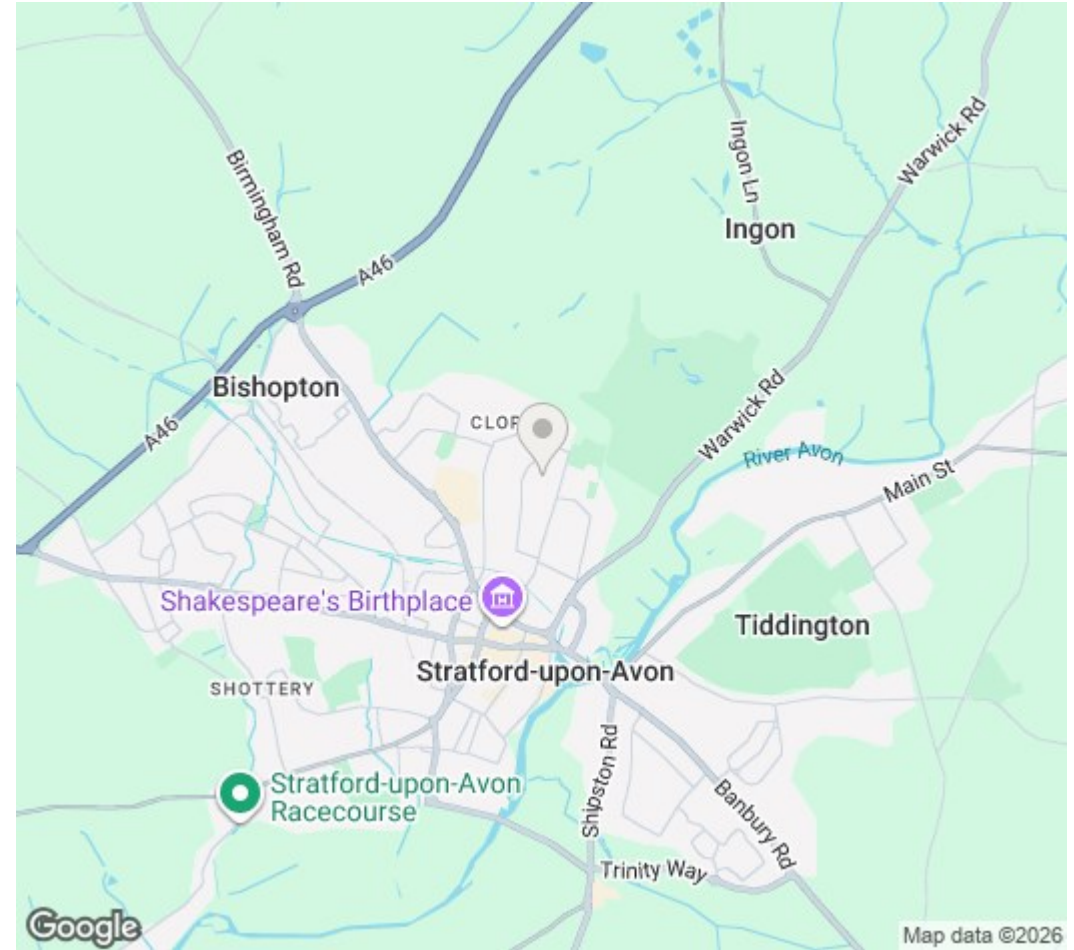


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Approximate Gross Internal Area = 155.14 sq m / 1670 sq ft  
(Including Garage)

Illustration for identification purposes only,  
measurements are approximate, not to scale.



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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