15a Evesham Place, Stratford-upon-Avon, CV37 6HT

- Walking distance of the town centre
- Two off road parking spaces
- Three double bedrooms, main with en suite
- Low maintenance walled garden
- Built in 2004
- Partially tripled glazed

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Offers Over £525,000

Built in 2004 and situated within walking distance of the town centre, is this well maintained three DOUBLE bedroom home, with the unusual benefit of TWO OFF ROAD PARKING SPACES. Including two reception rooms, a breakfast kitchen, main bedroom with en-suite and walled garden to the rear. NO ONWARD CHAIN

ACCOMMODATION

Entrance dining hall with door to storage cupboard and stairs to first floor. Cloakroom with wc and wash hand basin. Sitting room with bay window to front and double doors to garden. Kitchen with matching wall, base and drawer units with work surface over and incorporating one and a half bowl sink and drainer, integrated four ring gas hob with overhead extractor, integrated oven, grill, fridge freezer and dishwasher. Utility with matching wall and base units with work surface over and incorporating stainless steel sink and drainer unit, wall mounted boiler and space for washing machine and tumble dryer, door to garden.

Landing with loft access and storage cupboard. Bedroom with built in wardrobes. En suite with shower cubicle, wc and wash hand basin. Two further double bedrooms both built in wardrobes. Family bathroom with four piece suite comprising bath with telephone style shower attachment, separate shower cubicle, wc and wash hand basin.

Outside to the rear is a low maintenance walled garden with gated side access and a large timber shed. To the front is off road parking for two cars.

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 central heating (we understand a new boiler was fitted in 2025).

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.

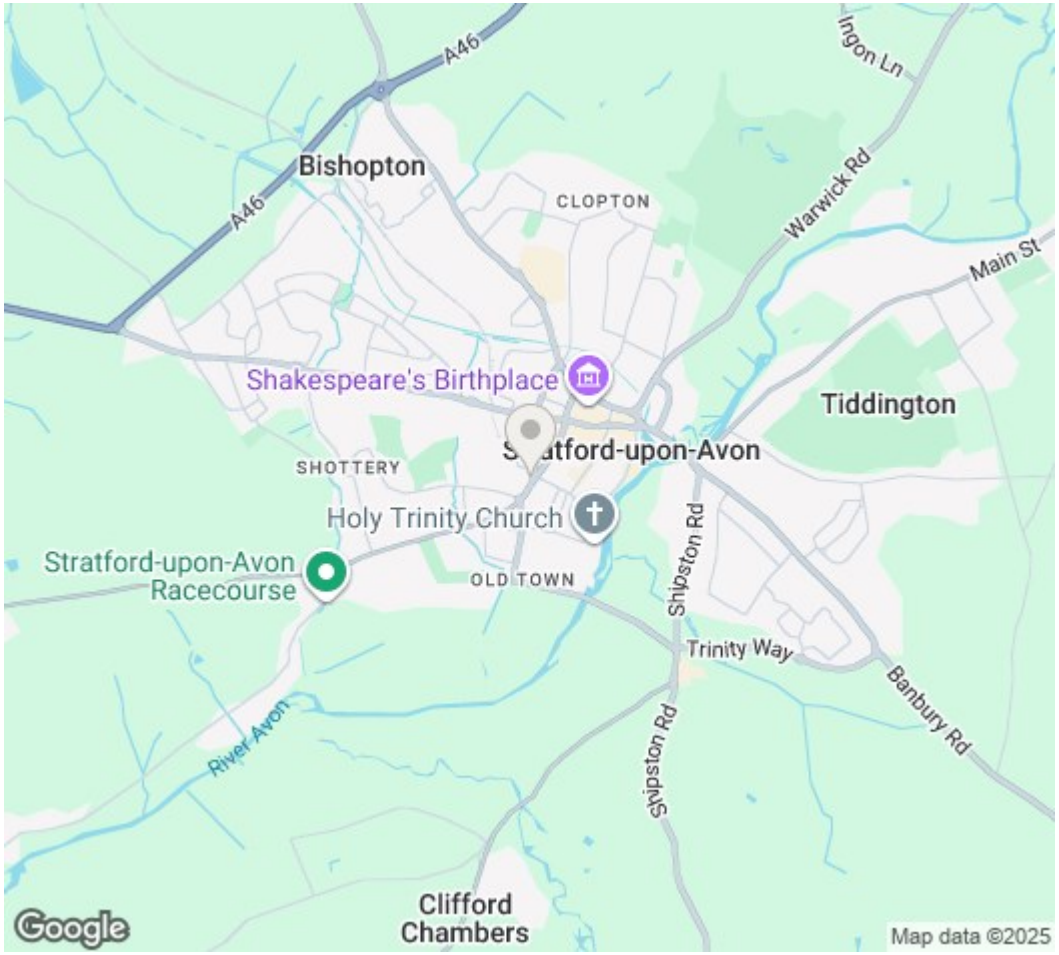
Evesham Place, Stratford Upon Avon, CCV37 6HT

Total Approx. Floor Area 120.85 Sq.M. (1301 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ground Floor
Approx. Floor
Area 64.45 Sq.M.
(694 Sq.Ft.)

First Floor
Approx. Floor
Area 56.40 Sq.M.
(607 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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serving South Warwickshire & North Cotswolds

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Peter Clarke