

Peter Clarke



10 Waterloo Rise, Stratford upon Avon, CV37 7HL

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Total floor area: 143.2 sq.m. (1,541 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)

- Quiet tucked away position
- No through road
- Beautifully presented accommodation
- Hall, cloakroom, sitting room, dining room, kitchen/family room
- Four good bedrooms, bathroom and en suite
- Ample parking, garage and easy to maintain gardens



Offers Over £650,000

A beautifully presented detached residence tucked away in a quiet no-through road, south of the river. Providing two reception rooms, kitchen/family room, four good bedrooms, bathroom and en suite, ample parking and garage, and easy to maintain gardens.

#### ACCOMMODATION

A front door leads to

#### ENTRANCE HALL

with tiled floor.

#### CLOAKROOM

with wc, wash basin, under stairs storage cupboard.

#### SITTING ROOM

with bay window to front, window shutters, feature fireplace.

#### REFITTED KITCHEN/GARDEN/FAMILY ROOM

with range of cupboards and granite work surface incorporating sink, four burner gas hob, filter hood over, built in dishwasher, built in fridge, Neff built in oven and grill, downlighters, wood effect floor, double glazed windows overlooking the garden with French doors to terrace.

#### DINING ROOM

with French doors to garden.

#### FIRST FLOOR LANDING

with access to roof space, loft ladder.

#### BEDROOM ONE

with two sets of double fitted wardrobes.

#### EN SUITE SHOWER ROOM

with wc, wash basin and shower cubicle.

#### BEDROOM TWO

#### BEDROOM THREE

with fitted wardrobes.

#### BEDROOM FOUR

with fitted wardrobes.

#### REFITTED BATHROOM

with wc, wash basin, bath with shower over, chrome heated towel rail, downlighters.

#### OUTSIDE

There is tarmacadamed off road parking for three cars. Gated access to side leading to







## REAR GARDEN

with recently laid flagstone patio, lawn, planted beds, garden shed 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 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.



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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