

Peter Clarke



101 Evesham Road, Stratford-upon-Avon, CV37 9BE



- Located on the ever popular Evesham Road
- Amazing garden of generous proportions and clever landscaping
- Flexible accommodation with future proofing taken care of
- Brick paved driveway to front
- Viewing highly recommended



Offers Over £525,000

A very well presented three bedroom, three reception room, semi-detached dormer bungalow with an extra long landscaped garden and driveway to front. Further benefits include a stylish kitchen, ground floor shower room and lots of storage space.

#### ACCOMMODATION

Entrance lobby. Entrance hall with tiled flooring. Garden room with velux windows, sliding patio doors to rear, double doors to sitting room and opening to kitchen, automated central ceiling fan, tiled flooring, a bright room. Kitchen with range of matching wall and base units with work surface over incorporating one and a half bowl stainless steel sink and drainer, five ring gas hob with extractor fan hood over, integrated oven, grill, washer/dryer, tall fridge/freezer and slimline dishwasher, Karndean flooring. Snug with two sets of double doors to garden, feature electric fireplace, Karndean flooring. Sitting room with feature electric fireplace, Karndean flooring. Inner hallway with Karndean flooring. Ground floor bedroom with bay window to front, fitted double wardrobe, wash hand basin unit with low level cupboards. Shower room with opaque window to front, double width shower cubicle, wash hand basin unit with low level cupboards, wc, chrome heated towel rail, Karndean flooring.

Landing with velux window. Separate toilet with wc and wash hand basin, eaves storage cupboard with light. Main bedroom with windows to rear and side, fitted double wardrobe with cupboards over, wash hand basin unit with low level cupboards, walk in eaves storage cupboard, combi boiler and further storage. Bedroom with window to rear and side, fitted double wardrobe.

Outside to front is a brick paved driveway with parking for several vehicles. To the rear is an extra long garden split into two halves with a mix of paved pathways, patios, artificial lawn, summer house with internal power and light, feature lighting, planted stone chipping beds, further garden accessed via a moon shaped arched walkway, with stone chipping, planted beds, pathways, two sheds, seating, pergola to rear with a southerly orientation.

#### 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.

**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.

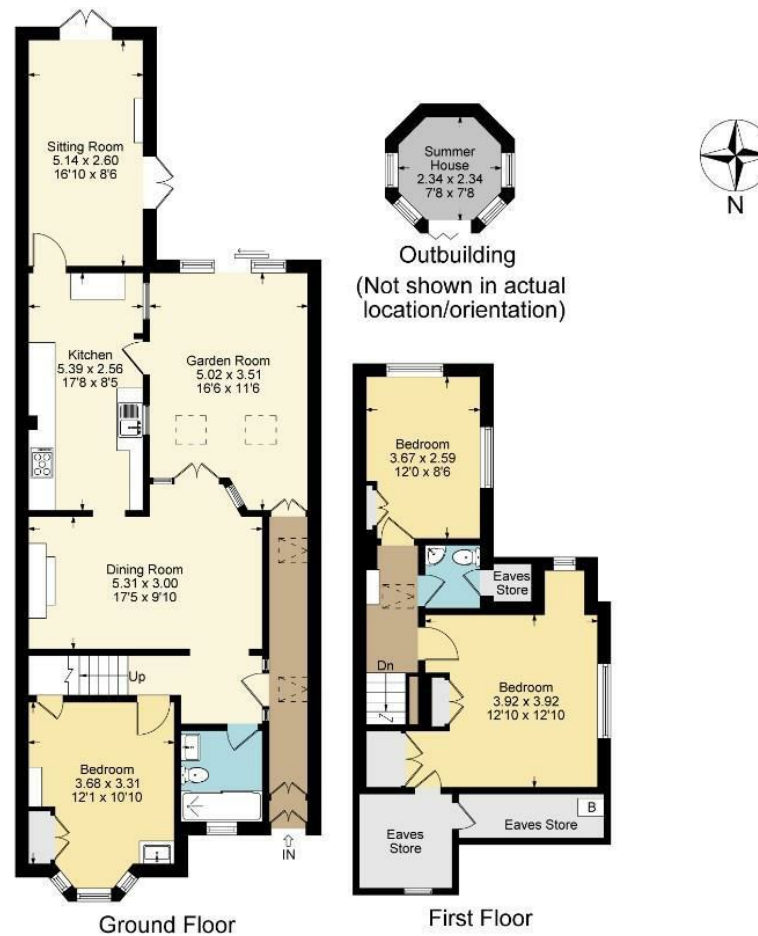
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

**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.



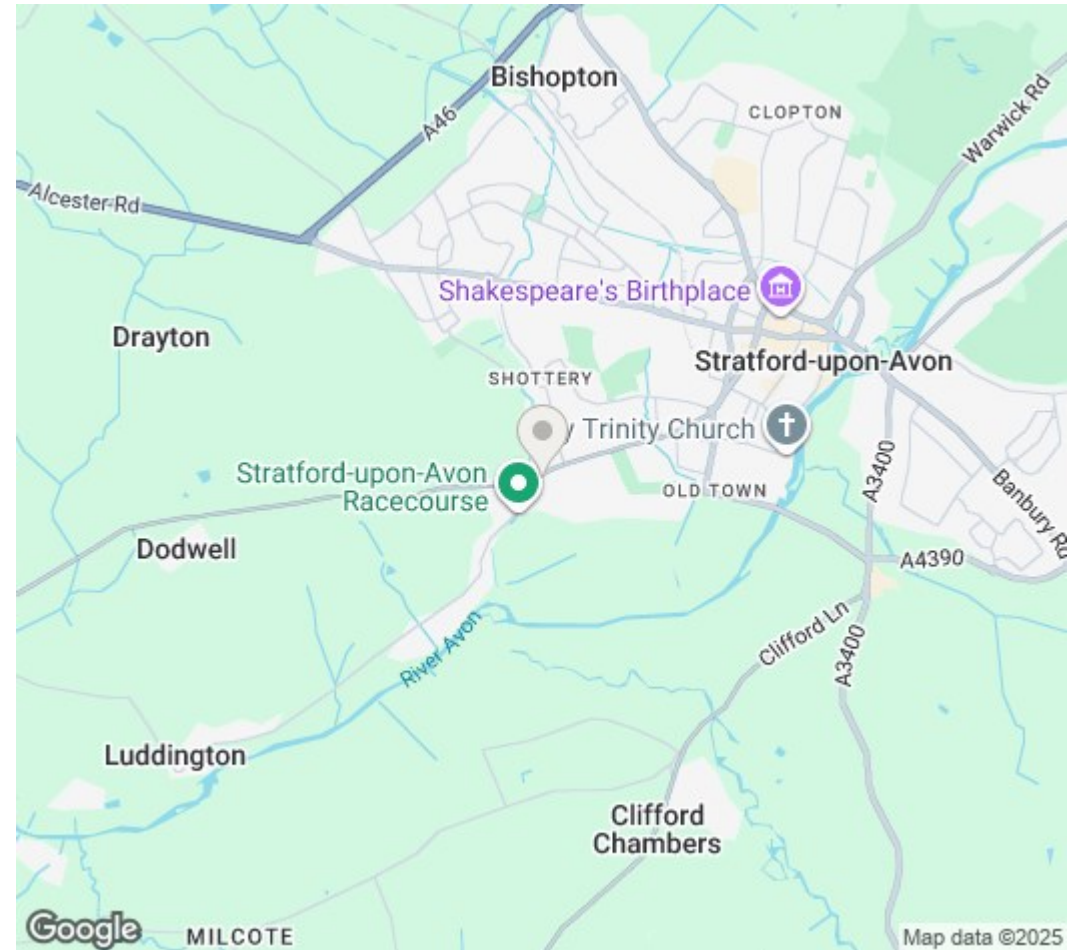
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Approximate Gross Internal Area = 136.85 sq m / 1473 sq ft  
(Including Outbuilding)

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.

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serving South Warwickshire & North Cotswolds

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