



Peter Clarke

11 Feldon Way, Stratford-upon-Avon, CV37 7EE

- Accommodation across three floors
- Very well maintained
- Cul de sac location
- Located off the popular Banbury Road
- Wonderful principal suite across the top floor
- Low maintenance rear garden
- Garage and driveway
- NO ONWARD CHAIN



Offers Over £450,000

In a prime location south of the river, is this four bedroom home boasting accommodation across three floors and benefitting from a wonderful principal suite with dressing room and en-suite covering the whole of the top floor. Having been immaculately looked after since built, this property is ready to move into and also boasts a garage. NO ONWARD CHAIN

ACCOMMODATION

Entrance hall. Cloakroom with wc and wash hand basin. Breakfast kitchen with matching wall, base and drawer units with under cupboard lighting, work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, integrated oven, grill, four ring gas hob and overhead extractor, fan, integrated fridge freezer, dishwasher and space for washing machine. Sitting room with under stairs storage cupboard and double doors to garden.

First floor landing with airing cupboard housing hot water tank. Three bedrooms and bathroom comprising bath with shower over, wc, wash hand basin, wall mounted heated towel rail.

The top floor lends itself to a principal suite comprising bedroom with dressing area incorporating three built in wardrobes and space for further storage/dressing table, loft access. Four piece suite comprising bath with telephone style shower attachment, separate shower cubicle with height adjustable shower, wc, wash hand basin and wall mounted heated towel rail.

Outside to the rear is a low maintenance garden comprising paved patio and lawn enclosed by fencing. Gated side access and pedestrian door to garage. To the side is a garage with up and over door, power and light plus additional eaves storage, along with parking to the front.

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 fired 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.

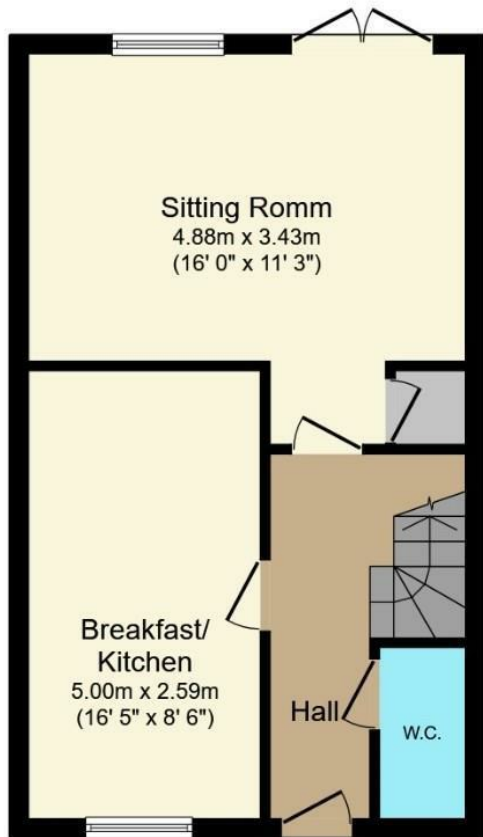
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

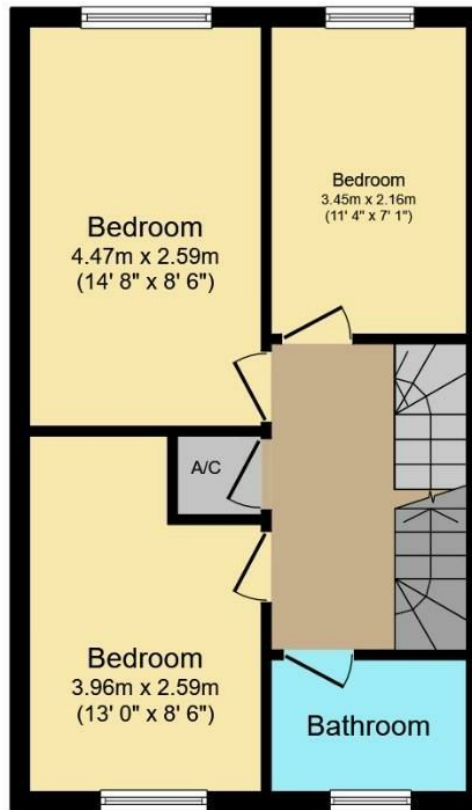
VIEWING: By Prior Appointment with the selling agent.



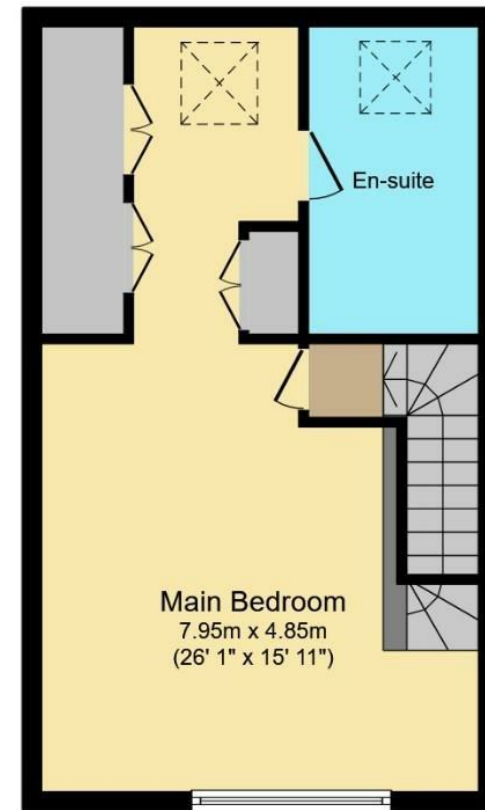
11 Feldon Way, Stratford-upon-Avon, CV37 7EE



Ground Floor
Floor area 41.6 sq.m. (448 sq.ft.)



First Floor
Floor area 41.6 sq.m. (448 sq.ft.)

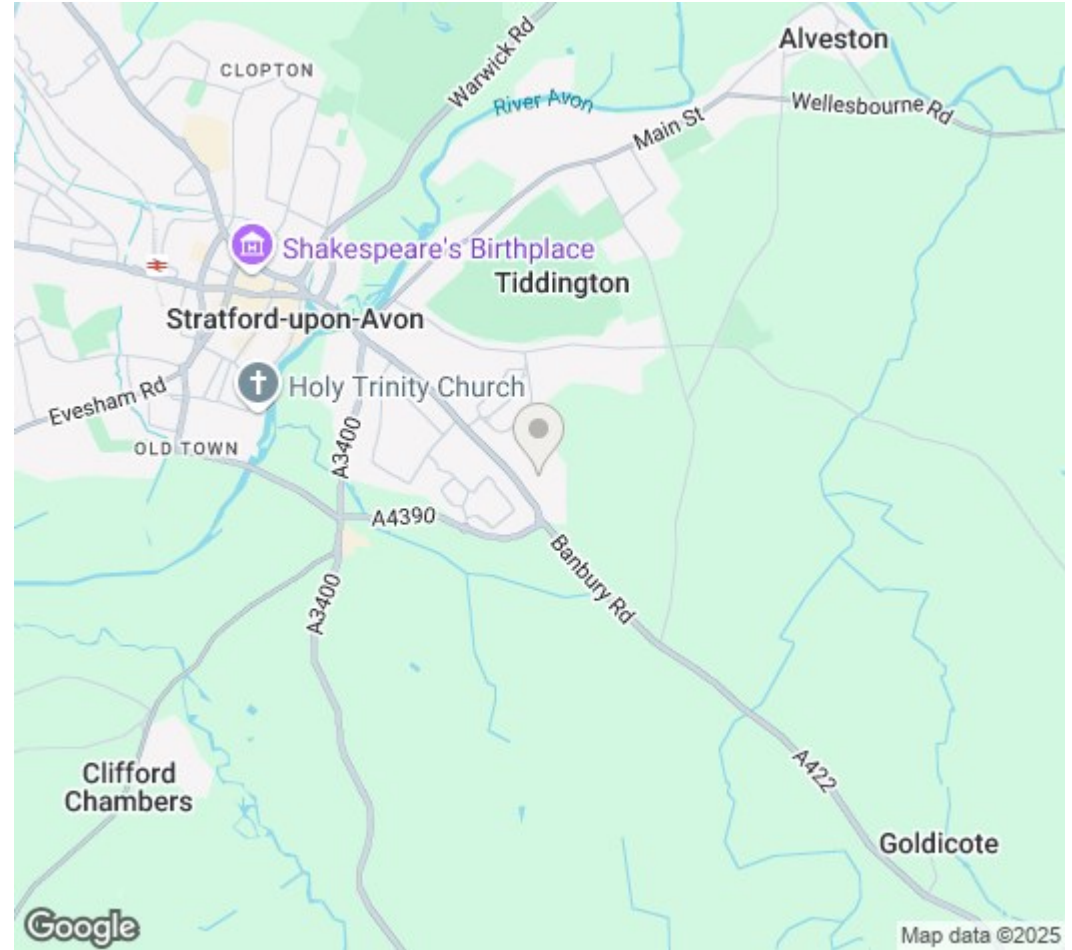


Second Floor
Floor area 41.6 sq.m. (448 sq.ft.)

Total floor area: 124.7 sq.m. (1,343 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





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

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

