

Peter Clarke



43 Sandringham Avenue, Stratford-upon-Avon, CV37 0SW

- Conveniently located north side of the river
- Immaculately presented
- Built in 2021
- NHBC guarantee remaining
- Accommodation over three floors
- Three double bedrooms, main bedroom with en suite
- Larger than average garage



£395,000

An immaculately presented and extremely well maintained, three double bedroom home boasting flexible accommodation across three floors and conveniently located north of the river allowing good access to Stratford Parkway and M40 transport links. Built in 2021 so benefitting from some remaining NHBC guarantee, this property makes an ideal turn-key home, and has the added benefit of a larger than average garage.

#### ACCOMMODATION

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

First floor landing with storage cupboard. Two double bedrooms (one currently used as an additional sitting room). Bathroom with white suite comprising bath with shower over, wc and wash hand basin.

Second floor has a generous main bedroom with loft access and incorporating bulk head. En suite with shower cubicle, wc and wash hand basin.

Outside to the rear is a low maintenance garden with a recently installed granite slab patio leading to an enclosed lawned garden with gated side access. To the side is a larger than average garage with up and over door, power and light, plus additional storage into the eaves. To the front of the garage is tandem parking for two cars.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. There is an annual maintenance charge payable on the estate of £280 per annum. 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 E.

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

**VIEWING:** By Prior Appointment with the selling agent.

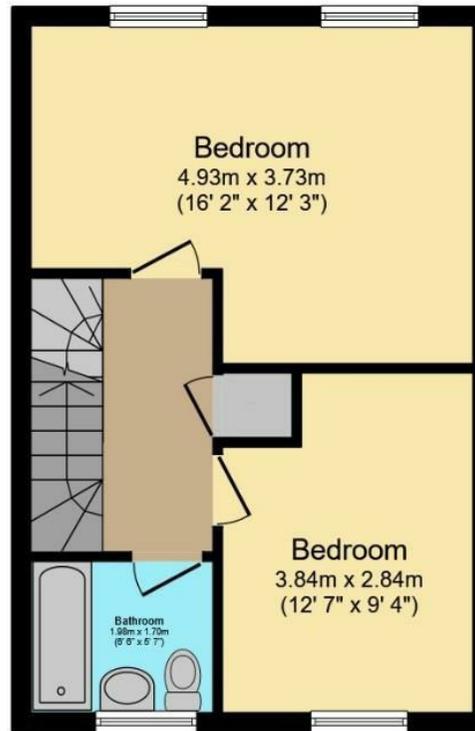


43 Sandringham Ave, Stratford-upon-Avon, CV37 0SW



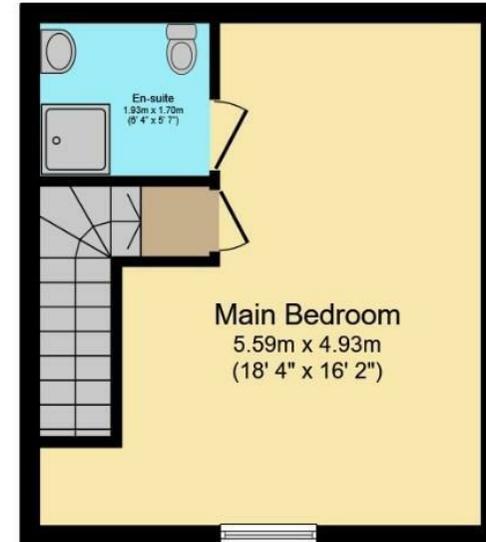
**Ground Floor**

Floor area 37.4 sq.m. (402 sq.ft.)



**First Floor**

Floor area 37.4 sq.m. (402 sq.ft.)

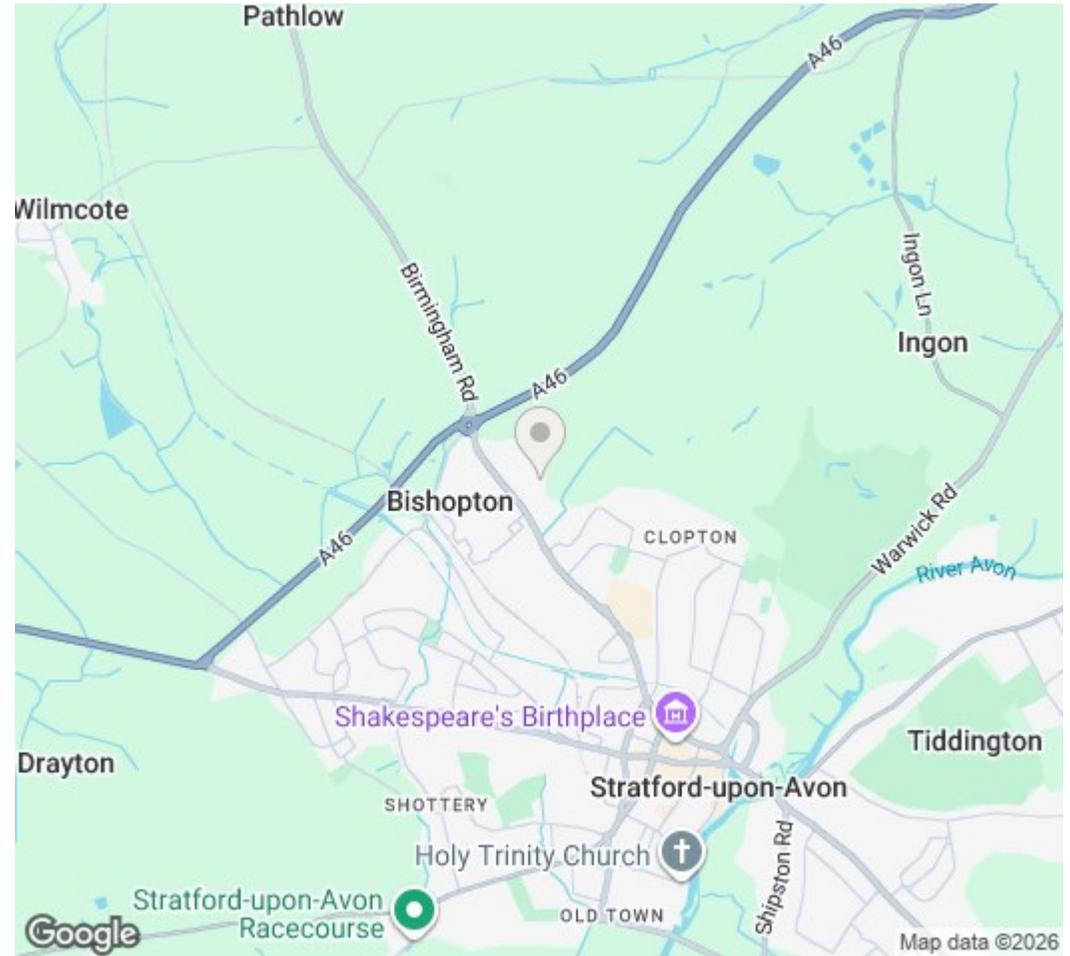


**Second Floor**

Floor area 27.4 sq.m. (295 sq.ft.)

**Total floor area: 102.2 sq.m. (1,100 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)



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

