



16 Bordon Place, Stratford-upon-Avon, Warwickshire, CV37 9AU



- Well presented three bedroom semi-detached house
- Two reception rooms and a garden cabin
- Large garden
- Popular no-through road location to the west of the town centre with easy access to local amenities and schooling
- Viewing highly recommended
- Scope to extend (STPP)



Offers Over £399,950

A very well presented three bedroom semi-detached house located on a popular no-through road to the west of Stratford town centre. Benefits include a large garden, two reception rooms and a superb garden cabin.

#### ACCOMMODATION

Entrance hall. Dining room with window to front. Sitting room with window to front and range of fitted shelving and cupboards. Kitchen with range of matching wall and base units with working surface over incorporating stainless steel sink, four ring gas hob, integrated double oven, integrated dishwasher, space for low level fridge, washing machine and tumble dryer. Cloakroom with wc, wash hand basin and wall mounted combination boiler.

First floor landing with loft hatch. Bedroom with window to front and feature fireplace. Bedroom with window to front and feature fireplace. Bedroom with window to rear, a good sized room. Bathroom with window to rear, bath with double shower over, wash hand basin with drawers below and heated towel rail, tiled flooring. Separate wc with window to side.

Outside to the front is a picket fence, largely laid to lawn, paved pathway leading to side gate. To the rear is a large, mainly laid to lawn garden with a mix of paved pathways and patio, leading to a rear grey slate paved patio area and garden cabin with a raised canopy decking, double doors and window to side. The cabin is insulated with internal power, light and engineered flooring and is currently used as an office/additional reception room.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. 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 C.

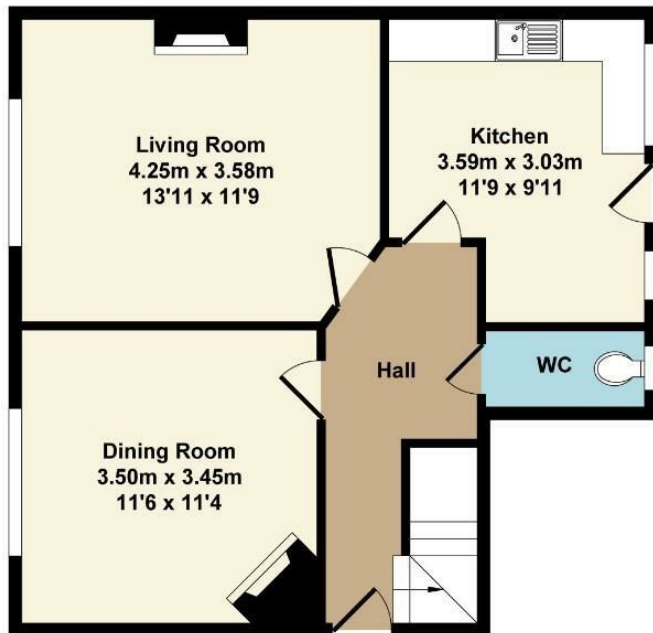
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

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

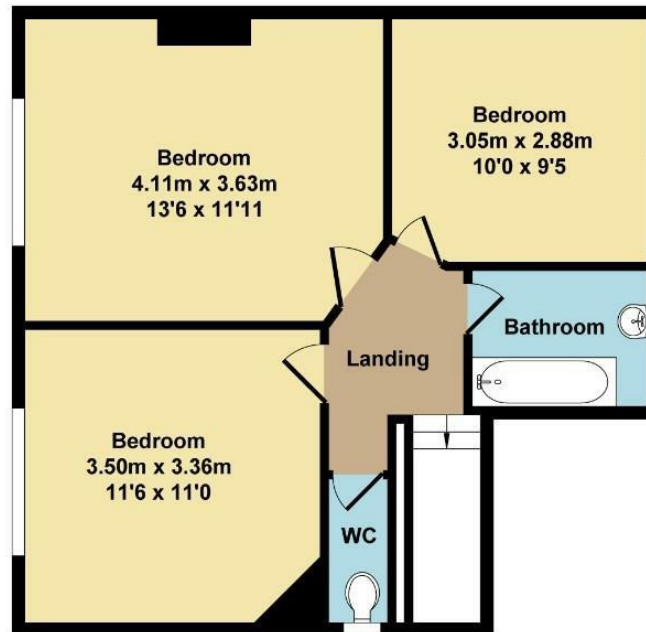


Bordon Place, Stratford upon Avon, CV37 9AU  
Total Approx. Floor Area 110.80 Sq.M. (1192 Sq.Ft.)

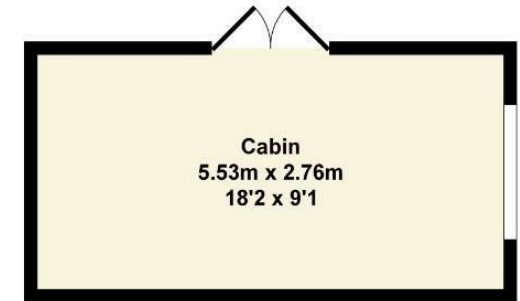
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor  
Area 47.70 Sq.M.  
(513 Sq.Ft.)



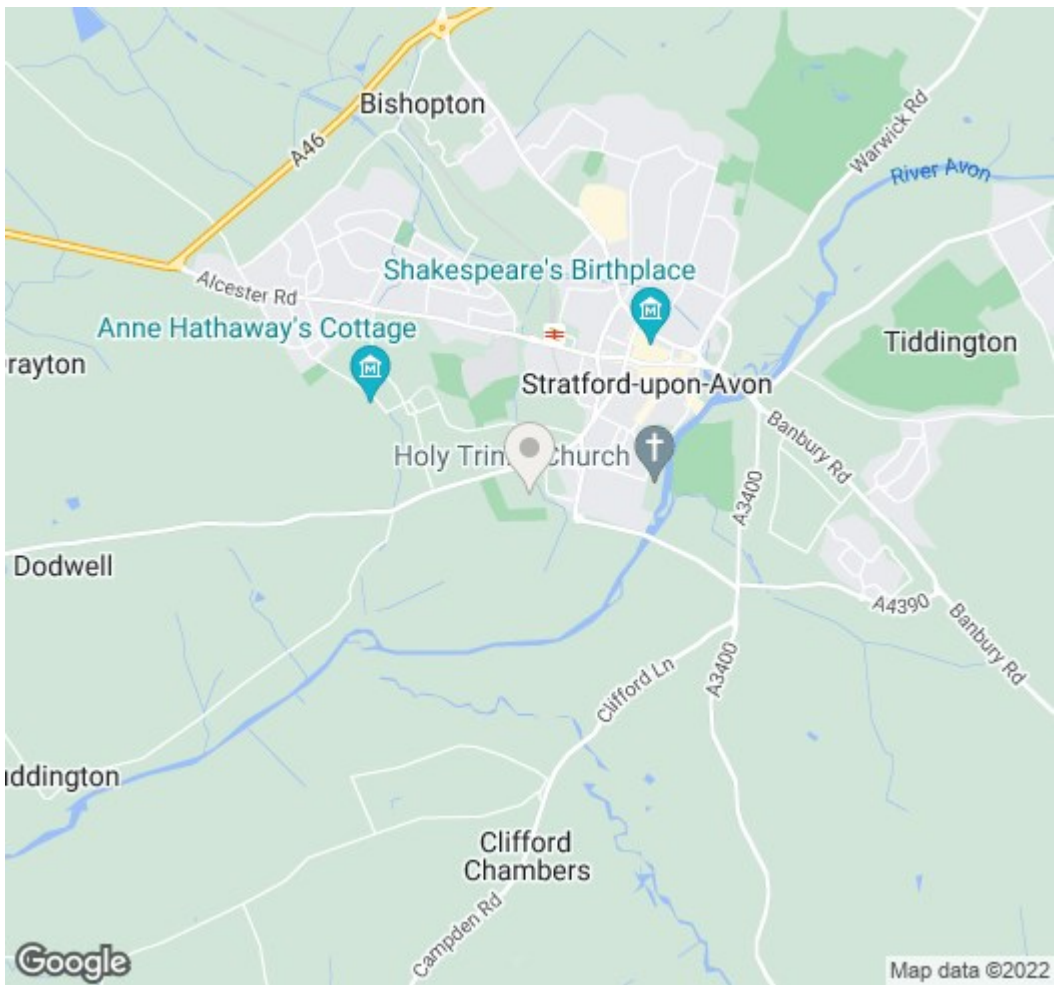
First Floor  
Approx. Floor  
Area 47.70 Sq.M.  
(513 Sq.Ft.)



Outbuilding  
Approx. Floor  
Area 15.40 Sq.M.  
(166 Sq.Ft.)







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Peter Clarke

