



Peter Clarke

98 Bridgetown Road, Stratford-Upon-Avon, CV37 7JA

Price Guide £530,000

- Sought after location, south of the river
- Situated opposite a green to the front
- Close to the town centre
- Hall and cloakroom
- Sitting room, conservatory, dining room and kitchen
- Utility, wet room, garage and store room
- Double width parking
- Attractive gardens to front and part walled garden to rear
- NO CHAIN



ACCOMMODATION

A front door leads to the hall with wood effect floor. Sitting room with dual aspect, fireplace with electric fire, sliding door to conservatory with full length windows, French doors to side. Dining room with French doors to rear, wood effect floor and understairs storage cupboard. Kitchen with double bowl sink and drainer, fitted cupboards and work surface, gas cooker point, space for fridge. Utility with fitted cupboards and work surface, space and plumbing for washing machine, space for dryer. Wet room with electric shower, tiled splashback, soakaway, wash basin and wc.

First floor landing with access to roof space and airing cupboard. Bedroom 1 with sliding doors to wardrobe, en suite with wc, wash basin, shower cubicle and tiled walls. Bedroom 2 with double doors to wardrobes, Bedroom 3 with built in storage cupboard. Bedroom 4 with fitted desk, shelves, cupboards and drawers. Refitted bathroom with wc, wash basin with cupboards below, bath with shower screen and shower over, tiled splashbacks.

Outside there is a tarmacadamed off road parking leading to garage with electric door to front and store room off with fitted cupboards and shelving The front garden is lawned with evergreen shrub and perennial planted borders. Gated access to side leads to the rear garden with patio, lawn, evergreen shrub and perennial planted borders, enclosed by wood fencing and wall.

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 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.

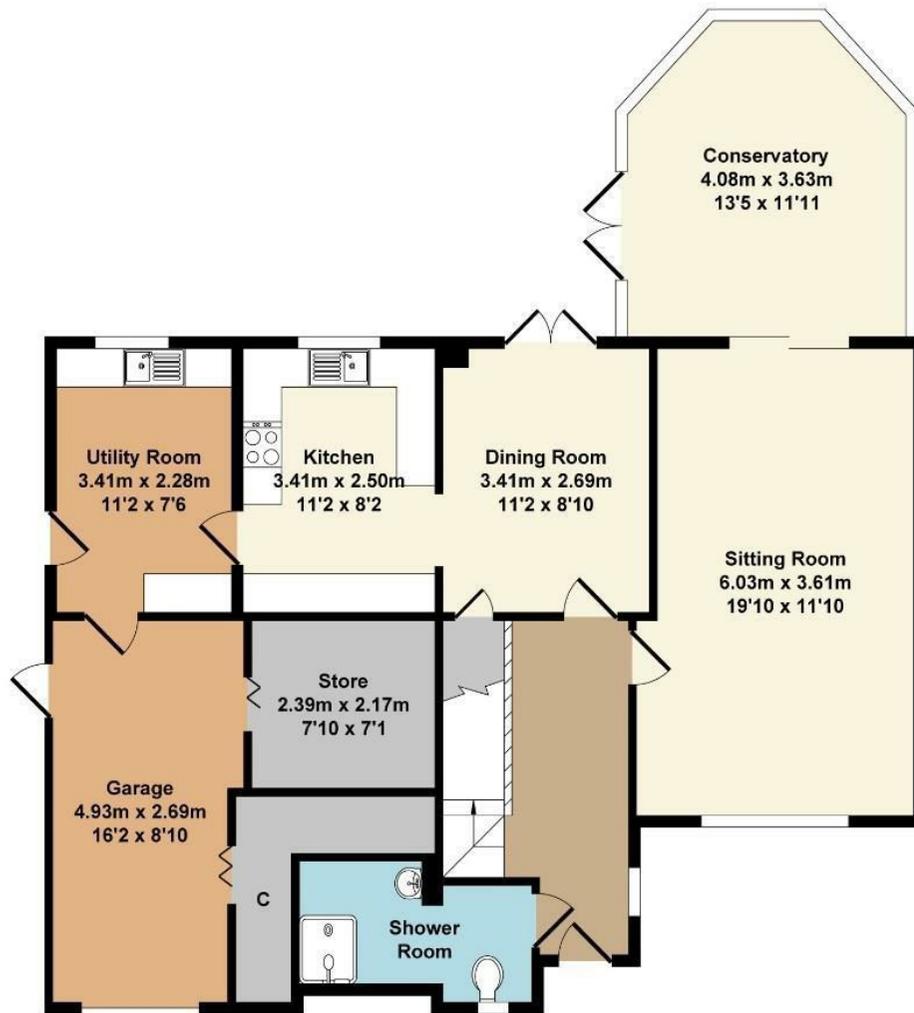
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

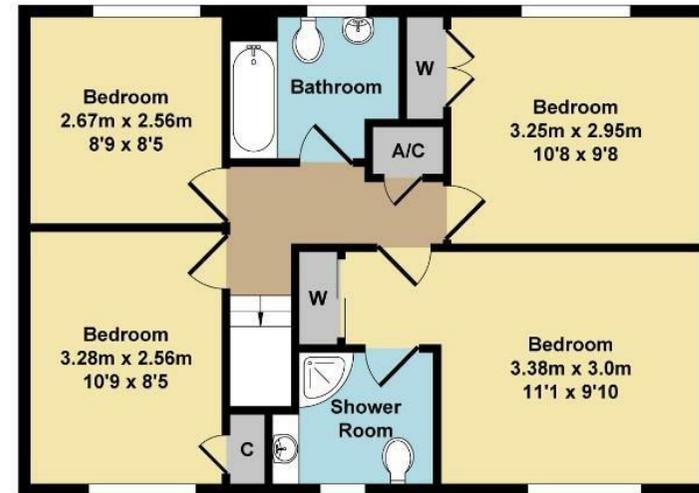


Bridgetown Road, Stratford upon Avon, CV37 7JA
 Total Approx. Floor Area 150.90 Sq.M. (1624 Sq.Ft.)

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.

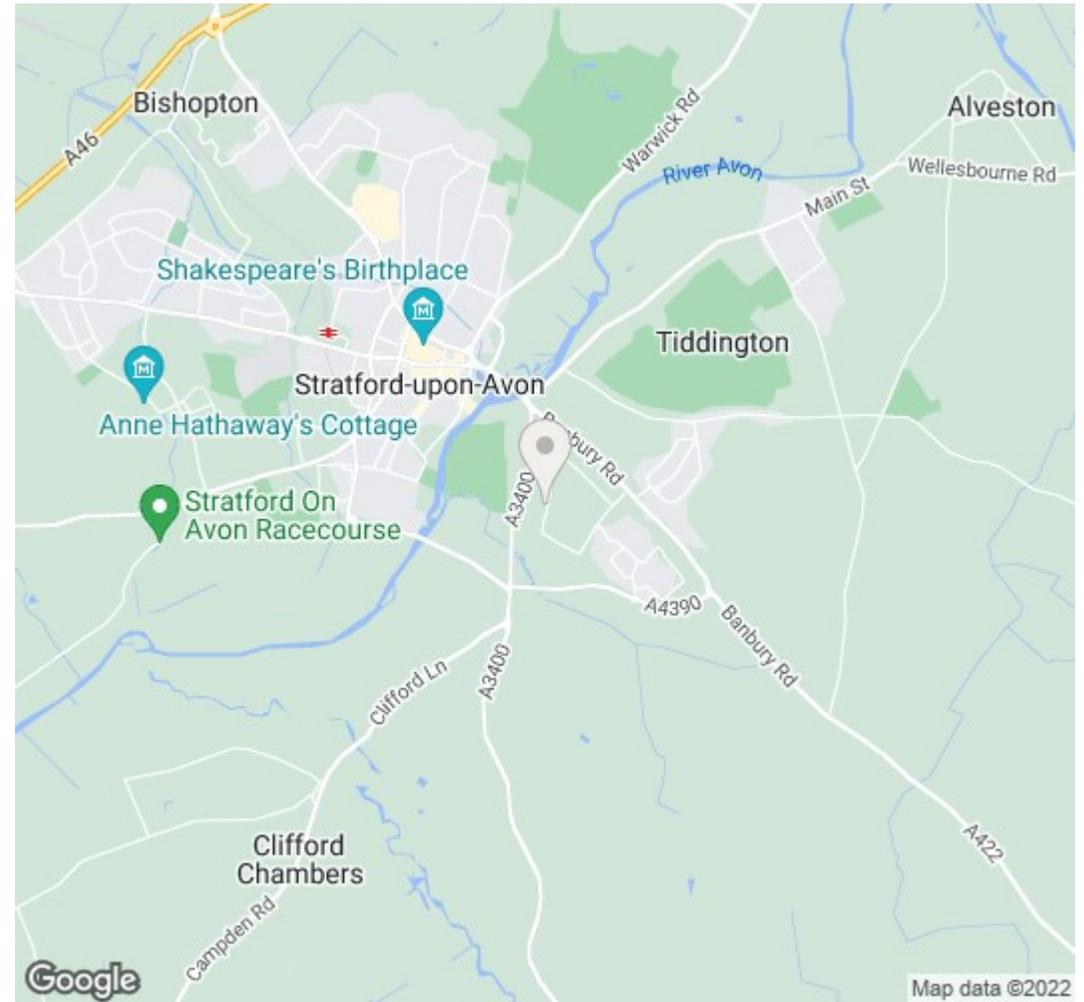


Ground Floor
 Approx. Floor Area 98.30 Sq.M.
 (1058 Sq.Ft.)



First Floor
 Approx. Floor Area 52.60 Sq.M.
 (566 Sq.Ft.)





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.

Six multi-award winning offices
serving South Warwickshire & North Cotswolds

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