



26 Saxon Close, Stratford-upon-Avon, CV37 7DX

- NO CHAIN
- Four bedroom design, currently used as three
- South of the river location
- Sought after, quiet and peaceful cul de sac
- Walking distance to town centre
- Hall and cloakroom
- Sitting/dining room and kitchen
- Re-fitted shower room
- Front and rear gardens with southerly aspect
- Off road parking and garage



Guide Price £475,000

Situated on a very sought after, quiet and peaceful cul de sac, just off the Loxley Road and within walking distance of the town centre, is this four bedroom (currently configured as three) detached property providing off road parking and garage, and gardens with a southerly aspect. Potential to turn back to four bedrooms. NO CHAIN.

#### ACCOMMODATION

Front door to entrance hall with under stairs storage cupboard. Cloakroom with wc and wash basin. Sitting/dining room with bay window to front, coal effect gas fire, French doors to garden. Kitchen with range of cupboards and work surface incorporating one and a half bowl sink, four ring gas hob with oven and grill below, filter hood over, tiled splashbacks, built in fridge freezer, built in dishwasher and washing machine.

First floor landing with roof space and airing cupboard. Bedroom One opening to Dressing Room (formerly Bedroom Four and could be converted back). Bedroom Two with built in wardrobe. Bedroom Three with built in wardrobe. Re-fitted Shower Room with wc, wash basin with drawers below, shower cubicle with rainfall shower head and attachment, fully tiled walls, chrome heated towel rail, downlighters.

Outside to the front is a lawned garden with paved off road parking leading to garage which has up and over door to front, power and light, pedestrian door to rear. Rear garden with southerly aspect, patio, lawn and enclosed by wood fencing and hedging, with gated access to both sides.

#### 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 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.

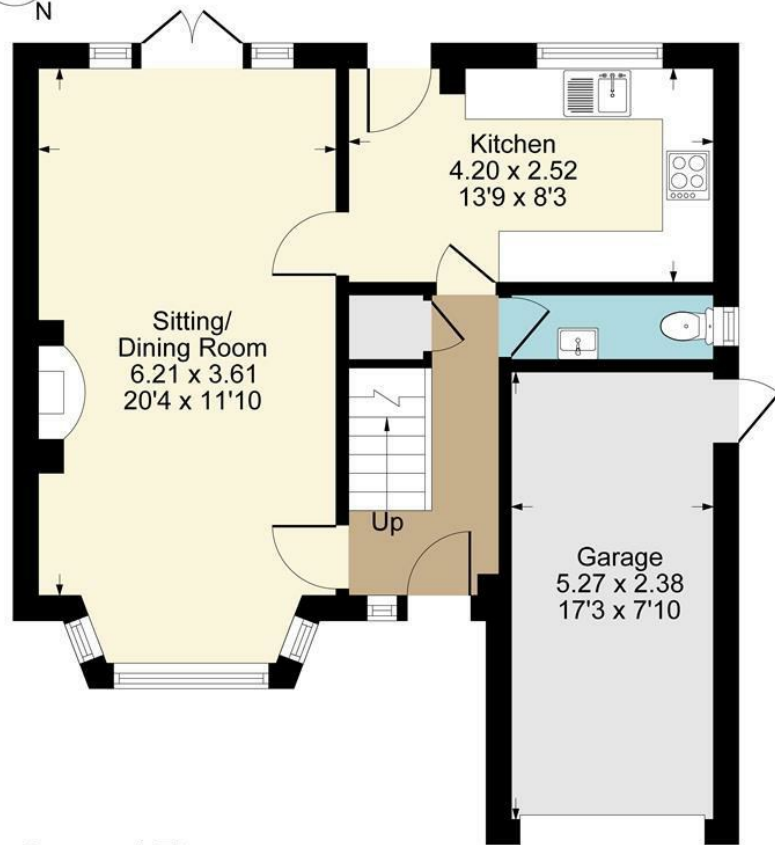
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

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

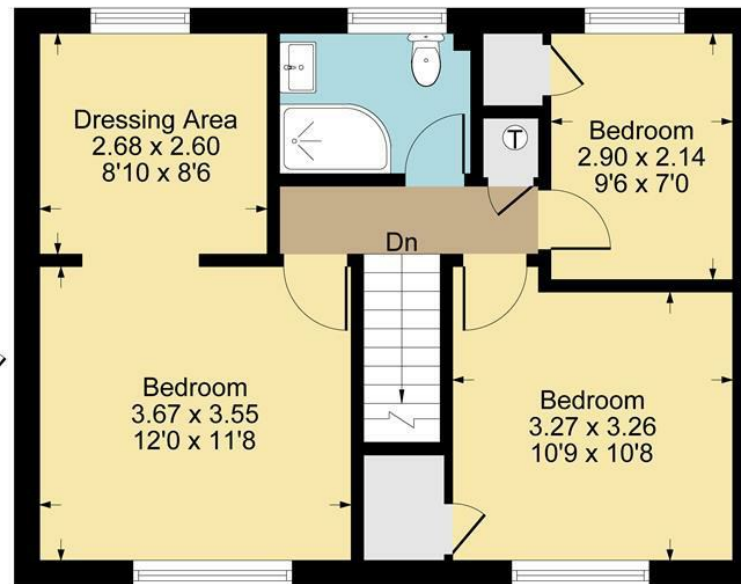
**VIEWING:** By Prior Appointment with the selling agent.



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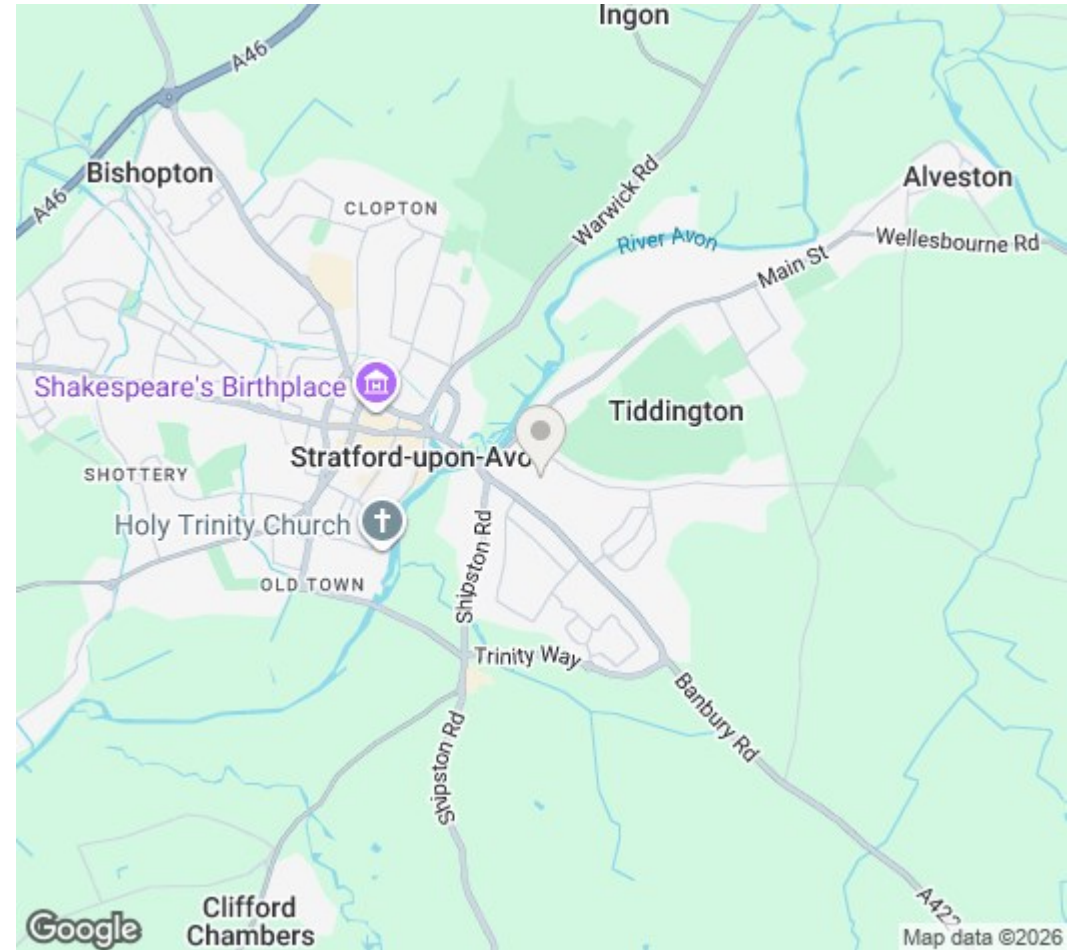
**Ground Floor**



**First Floor**

Approximate Gross Internal Area = 108.29 sq m / 1166 sq ft  
(Including Garage)

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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Peter Clarke

