

Peter Clarke



66 Avon Crescent

Stratford upon Avon



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Stratford upon Avon CV37 7EZ

A rare opportunity to acquire a detached, extended home located in a highly desirable area whilst being situated on a generous garden plot with countryside views to the rear. The well presented accommodation comprises in brief: cloakroom, living room, sitting/dining room, kitchen/breakfast room, utility, three bedrooms and a stylish bathroom with separate shower cubicle. Further benefits include a driveway, garage and scope to extend further (STPP).

- Detached house
- Generous plot
- Desirable location
- Very well presented
- Extended kitchen/breakfast room

£700,000

Peter Clarke

53 Henley Street & 1 Meer Street,
Stratford-upon-Avon, Warwickshire CV37 6PT

01789 415444

stratford@peterclarke.co.uk

www.peterclarke.co.uk



STRATFORD UPON AVON is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 7 miles distance at Longbridge, Warwick, enabling good communications of the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

ACCOMMODATION

ENTRANCE PORCH with quarry tiled flooring, opens into

ENTRANCE HALL with parquet flooring, understairs storage cupboard.

CLOAKROOM with porthole, stained glass window to front, opaque window to side, pedestal wash hand basin with low level cupboard space, wc, ceramic tiled floor.

LIVING ROOM with bay window to front, feature fireplace housing wood burning stove with ceramic tiled hearth, fitted shelving.

EXTENDED SITTING/DINING ROOM with opaque stained glass window to side, two velux windows to rear and double patio doors to rear. Feature open fireplace with brick surround, quarry tiled mantle and hearth, space for a dining room table and chairs and a further seating area.

KITCHEN/BREAKFAST ROOM with window to side and two velux windows to side. Range of matching wall and base units with granite working surface over incorporating sunken one and a half bowl stainless steel sink with granite drainer, and a five ring Bosch gas hob with brushed metal extractor fan hood over. Integrated Bosch appliances include double oven, dishwasher, integrated AEG fridge freezer. Further benefits include a two tray corner carousel unit and a full height roller pantry. Opening to

BREAKFAST AREA with two velux windows to rear and double patio doors to rear. Sandstone ceramic tiled flooring throughout. Door to

UTILITY ROOM with opaque window to rear and door to side. Working surface incorporating stainless steel sink with drainer and base cupboard below, space below for washing machine and tumble dryer, double wall cupboard, wall mounted Worcester Bosch boiler, sandstone ceramic tiled flooring.

FIRST FLOOR LANDING with loft hatch.

BEDROOM A double room with bay window to front, fitted double wardrobe with rail and shelf. Door to large, walk in eaves storage cupboard with internal lights.

BEDROOM A double room with window to rear, two sets of fitted double wardrobes with rails and shelving, further fitted triple wardrobe with rails and shelving.

BEDROOM with window to front, Hammond fitted double wardrobe with rail and shelf.

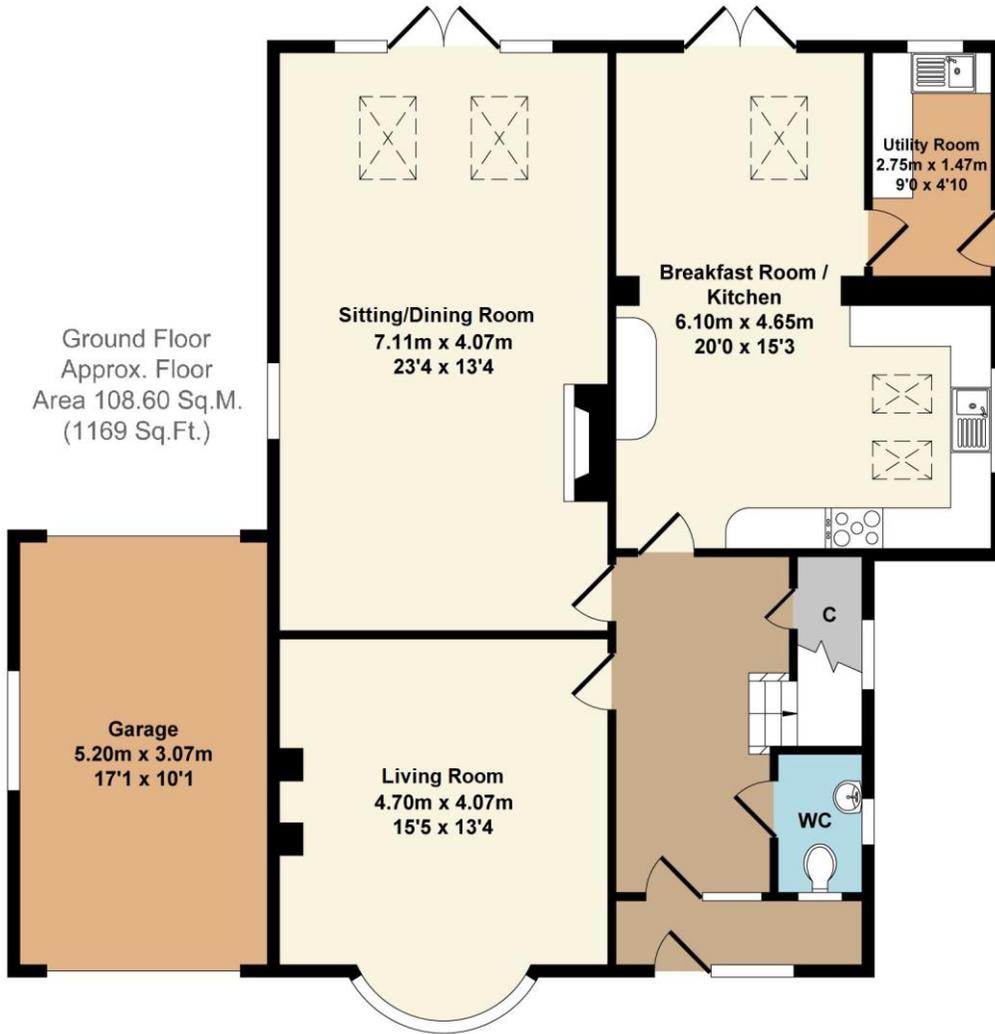
STYLISH BATHROOM with window to rear, tiled paneled bath with hand held shower attachment, separate double width walk in shower cubicle with rainfall shower head and separate hand held shower head, fitted wash hand basin with low level cupboards, wc, chrome heated towel rail, linen cupboard with slatted shelving, tiled walls and floor.

OUTSIDE To the **FRONT** is a brick paved driveway leading to garage. Partly laid to lawn with brick paved pathways, low wall to front, mature hedgerow. Outside lights.



Avon Crescent, Stratford upon Avon, CV37 7EZ
 Total Approx. Floor Area 168.20 Sq.M. (1810 Sq.Ft.)

Ground Floor
 Approx. Floor Area
 108.60 Sq.M.
 (1169 Sq.Ft.)



First Floor
 Approx. Floor Area
 59.60 Sq.M.
 (642 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.



GARAGE with electric roller doors to front and rear, window to side, power and light. To the rear of the garage is a **CARPORT** with hardstanding to allow for secure off road parking.

REAR GARDEN with gates and paved pathways on either side, leads out onto a brick paved patio with crescent seating area, leading on to a splendid, largely laid to lawn generous sized garden with open fields beyond, affording planted beds, mature shrubs, wild graveled garden with low level rockery borders, a mix of fruit trees and outside light and tap.

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 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 F**

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

DIRECTIONS: Proceed south out of Stratford town centre on the A422 Banbury Road, after the traffic lights take the turning left into Dale Avenue and then continue taking the first right into Avon Crescent. Continue along and the property will be found on the right hand side.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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.





Peter Clarke

Six offices serving South Warwickshire & North Cotswolds