



STRATFORD-UPON-AVON

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PROPERTY · SALES · LETTINGS · MANAGEMENT

**150 LOXLEY ROAD
STRATFORD-UPON-AVON
WARWICKSHIRE
CV37 7DT**

1 mile from Stratford town centre
8 miles to Junction 15 of the M40 Motorway
11 miles to Warwick and Leamington Spa

**A TRADITIONAL SEMI-DETACHED
THREE BEDROOM HOUSE WITH
GROUND FLOOR EXTENSION AND
SCOPE FOR LOFT CONVERSION**

- Entrance Hall
- Living Room
- Family Room
- Kitchen
- Three Bedrooms
- Bathroom
- Loft Room
- Mature Gardens
- Driveway & Integral Garage
- Outside WC & Garden Store
- EPC Rating D

VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk



Stratford-Upon-Avon is a thriving market town on the banks of the river Avon. The town centre offers a wide and varied range of shopping, leisure, eating and entertainment facilities, including the home of the world famous Royal Shakespeare Theatre.

The town is well placed for access to the M40 Motorway at Junction 15, the neighbouring towns of Warwick and Leamington Spa (11 miles distant) and the glorious Cotswold Hills (8 miles distant).

Loxley Road is situated on the popular South side of the River Avon and allows for a pleasant level walk of approximately 20 minutes into the town centre.

150 Loxley Road is understood to date back to approximately the 1930s and comprises a traditional semi-detached two-storey house with a substantial mature south facing garden to the rear. The Property has been well maintained and presented by the current owners of approximately two decades. Improvement and maintenance works include replacement roof, windows, bathroom, boiler, and general decoration and upkeep.

The property has the added benefit a partially converted attic, offering potential for additional accommodation subject to planning and consents.

GROUND FLOOR

Entrance Hall with original lead light front door and stained glass windows surround. Under stairs storage cupboard with electric light. **Family Room** with bay window to front, exposed wooden floor and picture rail. **Living Room** L-shaped with windows and double doors opening to rear garden. Feature brick fireplace with quarry tiled hearth and log burning stove. Range of built-in bookcases. **Kitchen** fitted with a range of matching units under a roll top worktop to three walls. Inset stainless steel single bowl single drainer sink with mixer tap, inset four ring gas hob and built-in high-level double electric oven. Range of storage cupboards and drawers under, space and plumbing for dishwasher, range of matching wall cupboards and display cabinets over. Windows and glazed

door opening to rear garden and wall-mounted gas fired boiler. Door to Garage.

FIRST FLOOR

Landing with stained glass window to side and access to **Loft**. With Velux style window to rear, built in cupboards.

Bedroom One with walk-in bay window to the front of the property, picture rail, ornamental tiled fireplace and range of built-in wardrobe cupboards and hot water cylinder.

Bedroom Two outlook to the rear of the property, picture rail and ornamental tiled fireplace. **Bedroom Three** outlook to the rear of the property and picture rail. **Bathroom** with white suite comprising; close coupled WC, pedestal wash hand basin and panelled bath with glazed shower screen and separate wall mounted shower over. Window to front, tiled walls, tiled floor and towel radiator.

OUTSIDE

To the front of the property, a private block paved driveway provides off-road parking for several vehicles. Ornamental flowerbeds with mature bushes and hedgerows to borders. Outside lighting. Integral **Garage** with single up and over door to front, electric light and power supply. Single worktop to one wall with space and plumbing for washing machine and connecting door to Kitchen.

To the rear of the property a South facing attractive, mature enclosed garden is well stocked with variety of shrubs, trees and planting. A paved terrace adjoins the full width of the property with outside lighting and water supply. **WC** with low-level WC, wall mounted wash hand basin and obscured glazed window. **Garden store** with window to side, electric light and power supply.





Ground Floor (Including Garage)
79.6 sq m / 857 sq ft

First Floor
44.0 sq m / 474 sq ft

Loft
17.8 sq m / 191 sq ft

Approximate Gross Internal Area = 141.4 sq m / 1522 sq ft
(Including Loft)

Outbuilding = 3.6 sq m / 39 sq ft

Total = 145.0 sq m / 1561 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1082885)

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, gas, drainage and electricity are connected. Mains Gas fired central heating.

Ofcom Broadband availability: *Ultrafast*.

Ofcom Mobile coverage: *O2, 3, EE, Vodaphone*.

Council Tax

Payable to Stratford District Council, Listed in Band E

Energy Performance Certificate

Current: 63 Potential: 84

Band: D

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

Material information:

No known property issues including: location, planned works on property, complex issues, rights or restrictions, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events.

Directions

postcode CV37 7DT

From the town centre proceed over the Clopton Bridge crossing the River Avon and turn immediately left into Tiddington Road. Take the next turning on the right into Loxley Road. Shortly after passing the junction into Avon Crescent the property will be found on the Right hand side identified by our For Sale board.

What3Words:

///chefs.flat.orbit

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2 Banbury Street
Kineton CV35 0JS
01926 640498
sales@colebrookseccombes.co.uk

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