

Peter Clarke



58 Kendall Avenue, Stratford-upon-Avon, CV37 6SG

£285,000

An excellent choice for those seeking to benefit from a most desirable location, within a short walk to the town centre and local amenities. With a low maintenance tiered garden and recently refitted kitchen/diner, this well appointed three bedroom property with off road parking also offers an ideal and flexible investment purchase in Shakespeare's town.



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

Front door leads to **ENTRANCE HALL** with oak effect herringbone pattern flooring, understairs storage cupboard and stairs rising to first floor.

SITTING ROOM with picture rails, electric fire and bay window to front.

KITCHEN/DINER with oak effect herringbone pattern flooring, matching contemporary soft close wall base and drawer units with under counter lighting and marble effect work top over. One and a half bowl stainless steel sink and drainer with mixer tap over, four ring induction hob with extractor, fitted oven, fitted microwave and dishwasher and space for fridge freezer, washing machine and dryer. **DINING AREA** with trio pendant lighting, further worktop and base units, offering an excellent home office space.

SUNROOM with continued flooring and glazed door leading to rear garden.

FIRST FLOOR LANDING with loft access

BEDROOM ONE with window to front

BEDROOM TWO with window to rear

BEDROOM THREE with window to rear

FAMILY BATHROOM with wc, wash hand basin, bath with shower over and glazed shower screen, chrome heated towel rail.

OUTSIDE To the **FRONT** is a block paved drive and a Riven paved pedestrian path leading to front door, fence border to one side and hedge border to other.



To the **REAR** is a tiered garden with paved steps rising to a stone and decked seating area, garden shed with power and light.

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. Gross rental yield approximately 4.2%

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: C. A full copy of the EPC is available at the office if required.

DIRECTIONS: Proceed out of Stratford town centre on Guild Street at the traffic lights turn right onto Clopton Road, take the second right turning onto Kendall Avenue, continue down and you will find the property on the left hand side.

VIEWING: By Prior Appointment with the Selling Agents.

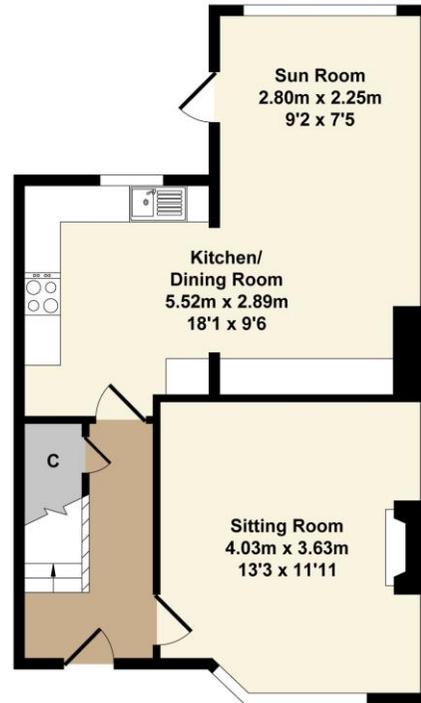
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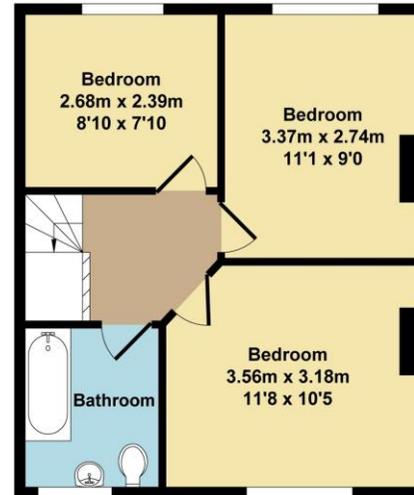
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Total Approx. Floor Area 80.0 Sq.M. (861 Sq.Ft.)

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 43.90 Sq.M.
(473 Sq.Ft.)



First Floor
Approx. Floor
Area 36.10 Sq.M.
(389 Sq.Ft.)

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.



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