

Peter Clarke



5 Matthews Close, Stratford-upon-Avon, CV37 6FR

Offers over £600,000

A unique opportunity to acquire a good sized three bedroom detached bungalow situated in an enviable quiet tucked away position, yet within walking distance of the town centre situated off Maidenhead Road. Located in a small close of just seven properties, the property provides spacious accommodation with large sitting room, conservatory, kitchen/dining room, parking, double garage and private attractive gardens to rear. NO CHAIN.



**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 with the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

**STORM CANOPY** leads via front door to:

**SPACIOUS HALL** with access to roof space with ladder and light, airing cupboard, two doors to cloaks cupboards.

**SITTING ROOM** with brick fireplace and gas fire.

**CONSERVATORY** with dwarf wall, tiled floor, sliding door to garden.

**KITCHEN/DINING ROOM** with one and a half bowl single drainer sink unit with taps over and cupboards beneath, further cupboards and work surface, gas cooker with filter hood, tiled splashbacks.

**UTILITY** with single bowl single drainer sink unit with taps over and cupboards beneath, further cupboards and work surface, space and plumbing for washing machine.

**BEDROOM ONE**

**EN SUITE** with wc, wash basin and tiled shower cubicle. Tiled splashbacks.

**BEDROOM TWO**

**BEDROOM THREE** with fitted wardrobes.

**BATHROOM** with wc, wash basin and bath, tiled splashbacks.

**OUTSIDE** There is stone gravelled off road parking to the front leading to:

**DOUBLE DETACHED GARAGE** of brick and pitched tiled roof construction with two up and over doors to front, one being electrically operated. Power and light, pedestrian door to side.

**LAWNED FRONT GARDENS** with potential to create further parking. Shed to rear of garage. Gated access to side leading to:



**PRIVATE REAR GARDEN** with patio area to the rear of the property, lawn, attractively laid out with mature, neatly trimmed range of evergreen Conifer trees, shrubs and trees. The garden is enclosed by wood fencing.

### GENERAL INFORMATION

**TENURE** We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

We have been advised by the vendor that Matthews Close is a private road with a shared responsibility by all seven properties. There are no regular maintenance charges.



**SERVICES** We have been advised by the vendor there is mains gas, water, electricity and drainage are connected to the property. However, this must be checked by your solicitor before exchange of contracts. Gas 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 out of Stratford upon Avon on the Warwick Road and turn left into Welcombe Road. Turn left into St Gregorys Road and right into Maidenhead Road. Proceed along and Matthews Close is the third turning on the left. The property is located in the bottom right hand corner.



Matthews Close, Stratford upon Avon, CV37 6FR  
 Total Approx. Floor Area 143.40 Sq.M. (1543 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  
 Approx. Floor  
 Area 30.50 Sq.M.  
 (328 Sq.Ft.)

Ground Floor  
 Approx. Floor  
 Area 112.90 Sq.M.  
 (1215 Sq.Ft.)

**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.



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**Peter Clarke**

**Six offices serving South Warwickshire & North Cotswolds**