



VAUGHANREYNOLDS
ESTATE AGENTS

22 Gifford Walk
Stratford-Upon-Avon, CV37 9LN



The Property

A spacious terraced situated in an established location within easy reach of local amenities and the Town Centre. The property benefits from gas central heating and is in need of some refurbishment but offers excellent accommodation including entrance hall, lounge/dining room, kitchen, 2 double bedrooms, bathroom and courtyard garden with parking for 2 cars to the rear

Entrance Hallway

Entrance to the property via a double glazed door into the hallway, having stairs rising to the first floor and a door to the;

Lounge/Dining Room

Spacious lounge/diner having a double glazed bay window to the front elevation, fireplace with electric fire, TV point and door to the;

Kitchen

Fully fitted kitchen having a range of wall and base units and complimentary work surfaces over, sink and drainer unit, space and plumbing for a washing machine, gas hob, electric oven, double glazed window to the rear elevation and a door leading out to the garden. There is a large understairs storage area.

First Floor

Landing

Stairs rising from the ground floor and doors off to all rooms. Airing cupboard with hot water cylinder

Bedroom One

Double bedroom having a double glazed window to the rear elevation with built in wardrobe

Bedroom Two

Double bedroom having a double glazed window to the front elevation with built in wardrobe.





Bathroom

Bathroom comprising and hand wash basin, bath, tiling to splash back areas and a double glazed window to the front elevation. There is a WC separate to the bathroom in its own room to the other end of the landing area.

Outside

Front

Lawned area to the front of the property with pathway to the front door.

Rear

Rear courtyard garden with a timber fence to the boundary and off road parking for two cars.

Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.



GENERAL INFORMATION



Total area: approx. 75.8 sq. metres (816.1 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band C

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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