



VAUGHANREYNOLDS
ESTATE AGENTS

3 Sycamore Close
Stratford-Upon-Avon, CV37 0DZ



The Property

Situated in the popular area of Clopton, an established residential location, ideally positioned close to Stratford-upon-Avon town centre and its many amenities, this well-presented home has been extremely well maintained by the current owners and requires internal inspection to be fully appreciated. In brief the accommodation comprises:

Entrance porch with double glazed window and door set to front and internal window and door to an inner hall. The through living room is generous in size and benefits from a feature fireplace. This space then continues through to the kitchen/dining area to the rear of the property with aspect out over the rear garden.

The kitchen is fitted with modern wall and base units, contrasting work surfaces over, integrated oven, 4 ring gas hob and integrated fridge. A further door leads to the WC and door to garage.

To the first floor, a central landing with airing cupboard provides access to three bedrooms and the family bathroom. The principal bedroom and second bedroom have built-in wardrobes and the bathroom is fitted with a suite of WC, hand wash basin and bath with shower over.

Externally, there is a mature garden to rear, set over two levels and providing a paved seating area and lawn, with well stocked borders. To the front of the property, a paved driveway provides off-road parking and access to the single garage via an up and over door to front.







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.





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GENERAL INFORMATION

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.

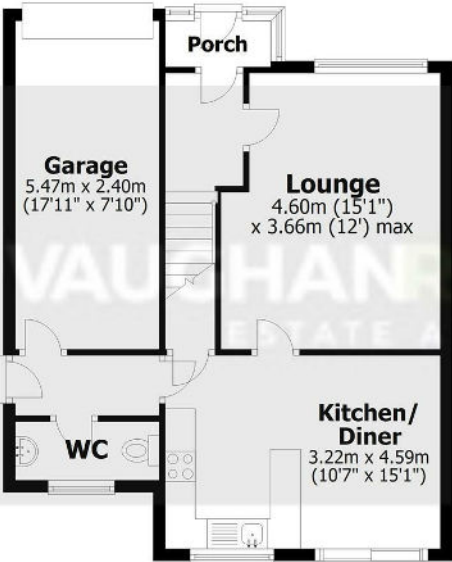
Local Authority: Stratford Upon Avon, Council Tax Band D

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

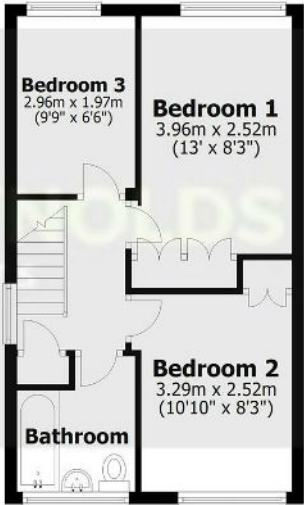
Ground Floor

Approx. 57.0 sq. metres (613.5 sq. feet)



First Floor

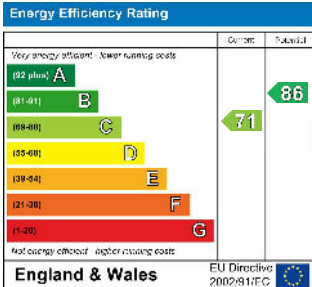
Approx. 36.3 sq. metres (391.1 sq. feet)



Total area: approx. 93.3 sq. metres (1004.6 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.



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