





A fabulous opportunity to purchase a well-presented two bedroom town house which is conveniently located within walking distance to Stratford town centre, ideal for local downsizers, first-time buyers, or those looking for a perfect lock up and leave.

OFFERED FOR SALE WITH NO CHAIN.

Built during 2015, 219 Evesham Road sits within a small gated community of similar homes and offers beautifully presented and tastefully decorated accommodation throughout so ready to move into. The property also meets the modern disabled standards you would expect to find in newer homes. In brief, this lovely home comprises:-

**APPROACH** A pretty wrought iron boundary with mature shrubs gives access to the front door.

**SITTING ROOM** A well-proportioned living room with window to front elevation with superb plantation style shutters, understairs storage area, stairs to first floor landing and door through to :-

**DINING KITCHEN** A beautiful modern kitchen fitted with a range of grey fronted eye and base level units and drawers, with built in AEG fridge freezer, AEG dishwasher, one and a half bowl sink and drainer with mixer tap over, AEG electric oven and hob with extractor fan over, built in Beko washing machine, boiler cupboard, tall pantry cupboard and window overlooking the rear courtyard garden.

**DOWNSTAIRS CLOAKROOM** Fitted with a white Porcelanosa suite comprising low flush WC, pedestal hand basin, and tiling to floor and splashback areas.

**ON THE FIRST FLOOR**

**BEDROOM** Double bedroom with windows to the rear and fitted with mirrored wardrobes. Door to :-





**EN SUITE** Beautifully fitted with a white Porcelanosa suite comprising low flush WC, pedestal hand basin, shower cubicle with mains fed shower, tiling to floor and splashback areas, inset downlighters.

**BEDROOM** A second double bedroom with windows to front elevation with plantation style shutters, fitted storage cupboard and mirrored wardrobes.

**EN SUITE** Fitted with a white Porcelanosa suite comprising low flush WC, pedestal hand basin, panelled bath with mains fed shower over, tiling to floor and splashback areas and inset downlighters.

## OUTSIDE

**COURTYARD GARDEN** A low maintenance, fenced rear courtyard garden ideal for al fresco dining in the summer months. Gated access to the car parking area.

**PARKING** To the rear of the garden is the communal parking area where our property is allocated with 2 dedicated spaces alongside some visitor parking. The parking area is secured with an electronic sliding gate together with a coded pedestrian access gate for residents.



*AGENTS NOTE: Some of the internal shots have 'computer-generated' furniture for visual enhancement only.*

## LOCATION

### STRATFORD UPON AVON

Stratford upon Avon is famed for its beautiful architecture, theatre, waterways, parks, shops and offers locals and visitors alike plenty of lovely pubs and restaurants to choose from. Found in the heart of the Warwickshire countryside, Stratford-upon-Avon's nearest airport is Birmingham. Located around 28 miles (around 30 minutes by car) from the centre of the town, the airport has routes to more than 150 global destinations. For those who need to commute to surrounding areas the motorway network is close by as well as good rail links to Birmingham and London.



## ADDITIONAL INFORMATION

**TENURE:** LEASEHOLD - 999 YEARS LEASE FROM 2015 Purchasers should check this before proceeding. Service charge is currently £536.18 pa and ground rent is £5 pa.

**SERVICES:** We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

**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:** We understand to lie in Band D

**ENERGY PERFORMANCE CERTIFICATE RATING:** B We can supply you with a copy should you wish.

**VIEWING:** By appointment only

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.



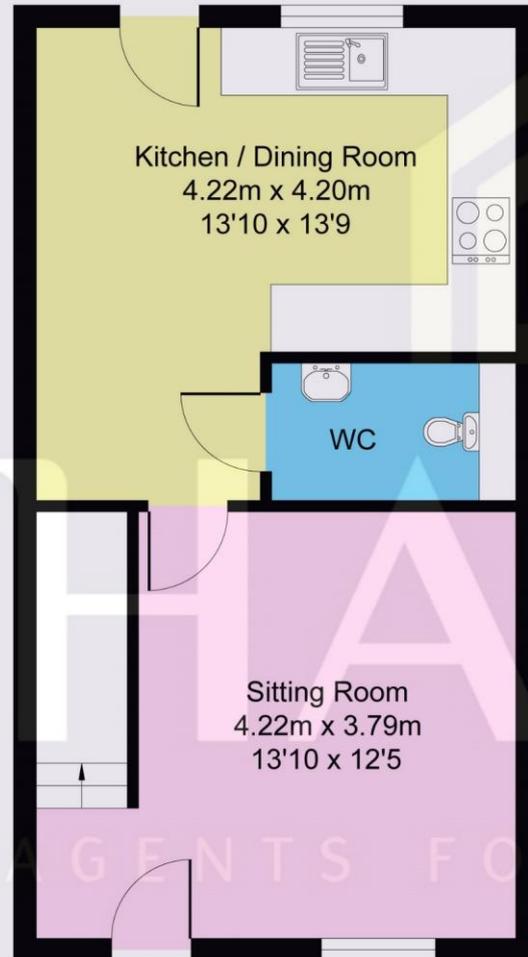
**MONEY LAUNDERING REGULATIONS** Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



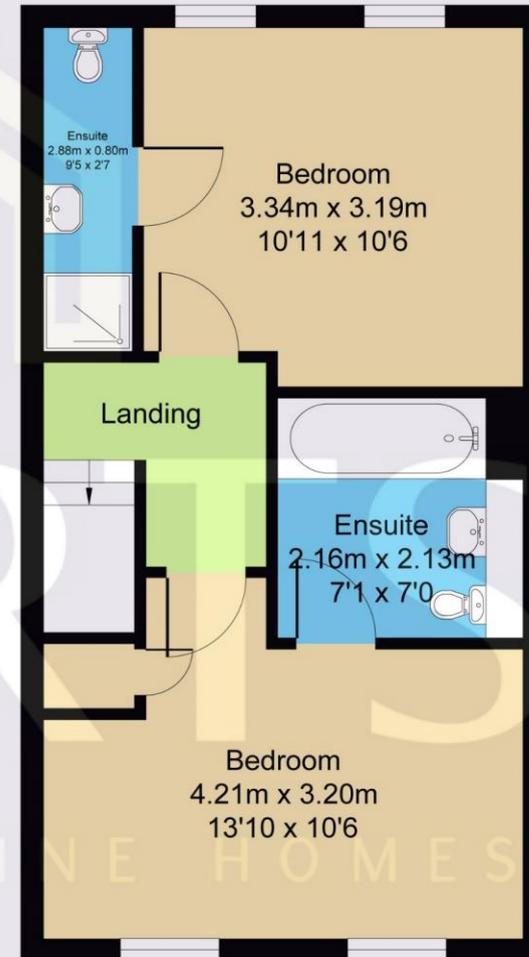
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

**219 Evesham Road**  
**Main House Area 734.0 square feet**

**Ground Floor**



**First Floor**



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