



VAUGHANREYNOLDS
ESTATE AGENTS

32 Addison Drive
Stratford-upon-Avon, CV37 7PL



Property Description

A generous, two-bed, end of terrace modern home situated on the edge of the popular Trinity Mead development, south of the River Avon.

The accommodation comprises: Sitting room with double glazed window to the front elevation, laminate flooring and stairs rising to the first floor with under stairs storage and radiator.

The spacious dining kitchen has a range of matching wall and base units, including roll edge work surfaces and incorporating space for a washing machine/tumble dryer and fridge freezer. It has a double-glazed window to the rear elevation and door to the garden, together with space for a dining table and chairs.

The cloakroom has a white suite with low level w.c and wash hand basin with tiled splash back and tiled floor.

To the first floor, the large, master bedroom has a double-glazed window to the front elevation, and second bedroom with rear elevation. The family bathroom has a white suite with low level WC, wash hand basin, bath with shower over and double-glazed, obscure window to the rear elevation.

There is loft access and airing cupboard housing a hot water cylinder.

Outside, there is a south-west facing, enclosed, private garden with side gated access. There is parking for one car, but space for additional parking, subject to the necessary consents.





The property is being offered with NO ONWARD CHAIN.

Locations

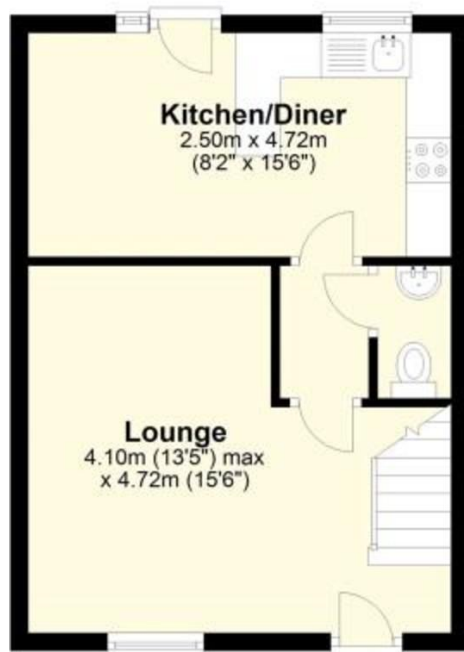
Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a 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.



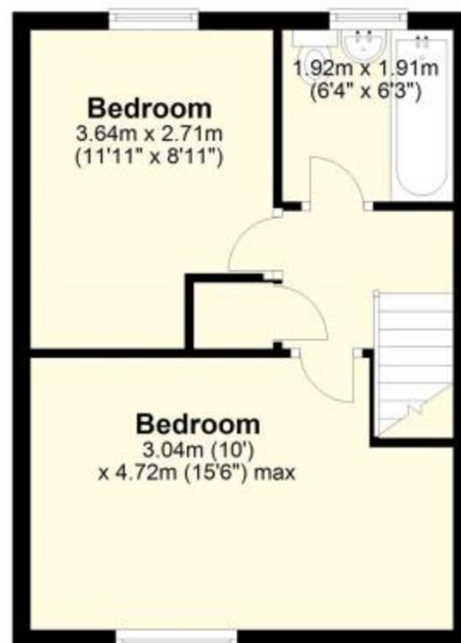
Ground Floor

Approx. 31.6 sq. metres (340.6 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.6 sq. feet)



Total area: approx. 63.5 sq. metres (683.2 sq. feet)

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

EU Directive
2002/91/EC

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 District Council. Tax Band C.

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. To complete our quality service, VaughanReynolds is pleased to offer the following:-

Free Valuation: Please contact the office on **01789 292659** to make an appointment.

VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to www.vaughanreynolds.co.uk.

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 his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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