



VAUGHANREYNOLDS
ESTATE AGENTS

82 Longfellow Road
Stratford-upon-Avon, CV37 7PR



Property Description

Situated within Trinity Mead, a popular modern development ideally located to enjoy easy access to the town centre and its countless attractions and amenities. This end of terrace property would serve as an ideal first-time purchase, downgrade or investment and is being offered with no upward chain and in brief comprises; Entrance hall with WC/Cloaks and panel doors off.

The kitchen is located to front, has a comprehensive range of storage with contrasting worksurfaces over and space for various appliances. The living room is located to rear and enjoys views and access of the garden and ample space for both relaxed seating and dining.

Stairs rise to the upper floor where there are two good size double bedrooms and a neutral bathroom fitted with a panel bath, WC and wash hand basin. The main bedroom also benefits from an en-suite shower room complete with WC, wash hand basin and oversize shower enclosure.

Externally, there is a pleasant, enclosed garden to rear, laid mainly to lawn with a paved patio area and secure timber fencing to boundary. This property also has the added benefit of a single garage with light and power and driveway providing additional parking to front.





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, racecourse, 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.



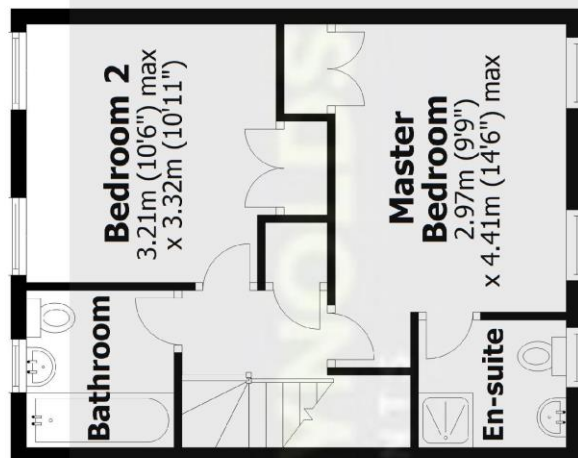
Ground Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



Total area: approx. 78.7 sq. metres (846.8 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.

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.

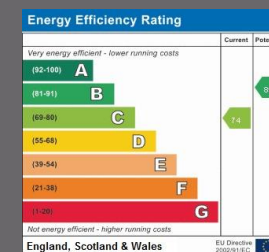
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effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) 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:-

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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.

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