13 Avon Crescent, Stratford-upon-Avon, CV37 7EX

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Ground Floor First Floor

Approximate Gross Internal Area = 129.16 sq m / 1390 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

- NO CHAIN
- Impressive mature rear garden extending to approximately 140ft in length
- Excellent potential to extend or remodel (STPP)
- Highly sought-after south of the river location
- Set behind an attractive green
- Two well-proportioned reception rooms
- Three bedrooms and family bathroom
- Driveway parking and tandem double garage

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Offers Over £600,000

Set behind an attractive green, this charming three-bedroom detached mature home occupies a wonderful plot with an impressive private rear garden extending to approximately 140ft in length, offering excellent potential for extension or remodeling, subject to the necessary planning consents (STPP). Offered for sale with no onward chain, the property enjoys a highly desirable south of the river position and presents an increasingly rare opportunity to create a superb long-term family home.

ACCOMMODATION

A front entrance door opens into the welcoming entrance hall, with a cloakroom comprising a WC, wash hand basin and housing the gas boiler.

To the front of the property, the dining room enjoys a lovely bay window overlooking the green and features attractive hardwood flooring. The spacious sitting room overlooks the rear garden and benefits from sliding patio doors providing direct access outside.

The kitchen is fitted with a range of fitted units and work surfaces, with stainless steel sink with mixer tap. Appliances include a gas hob with oven below, whilst there is space and plumbing for a washing machine. A useful walk-in pantry with additional under stairs cupbard storage.

Stairs rise to the first-floor landing, which provides access to the loft space and an airing cupboard.

Bedroom One is a generous double room with a bay window to the front and fitted wardrobes.

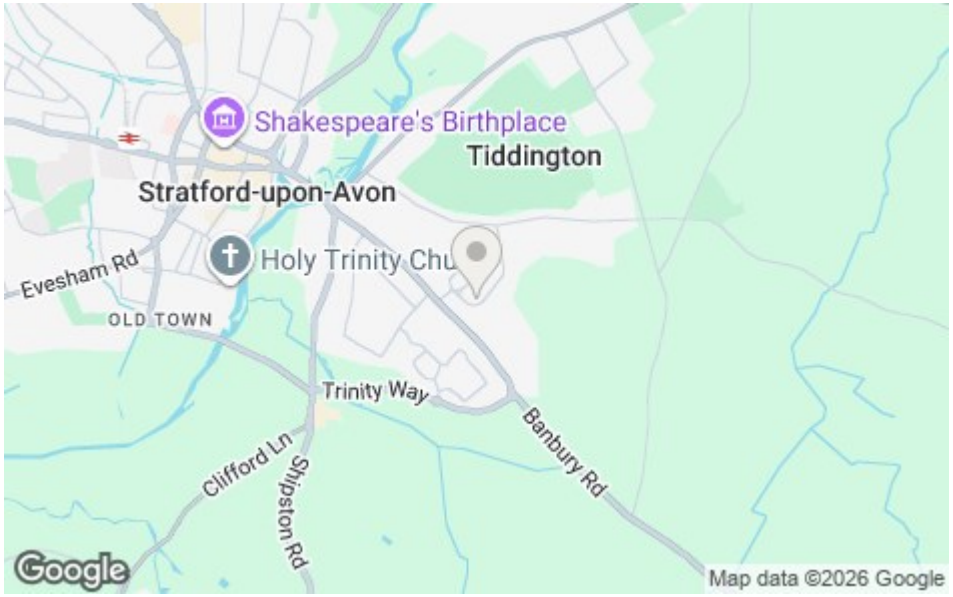
Bedroom Two is another comfortable double bedroom overlooking the rear garden, whilst Bedroom Three provides an ideal single bedroom, nursery or home office.

The family bathroom is fitted with a bath, WC and wash hand basin.

OUTSIDE

To the front of the property, a block-paved and gravel driveway provides off-road parking and leads to the tandem double garage, accessed via double doors.

A gated side passage leads to the exceptional rear garden, extending to approximately 140ft in length. This delightful and highly private outdoor space is predominantly laid to lawn and is bordered by deep, well-stocked evergreen and perennial beds together with a variety of mature trees. Further features include a greenhouse, apple trees, and enclosed fencing, creating a wonderful setting for keen gardeners and families alike. The size of the plot also offers exciting potential for extension, subject to the necessary planning permissions.



GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

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.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Jul26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Jul26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

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Peter Clarke
IN ASSOCIATION WITH Winkworth