



5 Riverbank Gardens
Tiddington Road
Stratford-upon-Avon

5 Riverbank Gardens

Tiddington Road

Situated in a prime position in this gated development on the popular Tiddington Road, 5 Riverbank Gardens is located approximately 0.3 mile from the town centre. All of the rooms are well-proportioned with a south-easterly garden, private parking and a single garage.

Stratford-upon-Avon is renowned as the region's cultural centre and is the home of the Royal Shakespeare Company. In the town, there is a wide range of shopping and recreational facilities as well many quality restaurants, public houses and gastro pubs with excellent reputations all within easy walking distance. Waitrose and the Co-op in Tiddington are a short drive from the property. Stratford-upon-Avon has opportunities for boating, fishing and rowing together with its links to the canal network. The town also has a golf course and racecourse.



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EPC
C

Tenure

Freehold

Local authority

Stratford on Avon
District Council.
Band G



The property

A welcoming entrance hall has the reception rooms radiating off, a useful coats cupboard, guest cloakroom and a further storage cupboard. Glazed double doors provide access into the dining room which has a front aspect. The generously sized drawing room has an attractive feature fireplace and glazed doors leading to the conservatory. The kitchen/breakfast room has fitted wooden units with built-in appliances and space for a breakfast table. The kitchen could be knocked through into the sitting room to make a larger open plan living space if required.

Upstairs, there is a spacious principal bedroom with rear aspect, two sets of fitted wardrobes and an en suite shower room. The family bathroom has a bath, separate shower and white sanitary ware. Two further double bedrooms both have fitted wardrobes; one with a front aspect and the other with a rear aspect. There is a smaller single bedroom, currently used as a study, with a front aspect and fitted wardrobes.



The property is approached through electric gates to a gravelled courtyard.

There is a private parking space in front of the single garage which has an electric up and over door. The rear garden is very private and mainly laid to lawn with herbaceous borders, a garden shed and small patio area.

Services

All mains services are connected to the property. Gas fired central heating. Video telephone entry system. The area to the front of the property is owned by a management company, which is owned by the residents of Riverbank Gardens. A management charge of approximately £1,000 per annum is payable to the management company



Secure, gated,
property a stone's
throw from the
town centre.

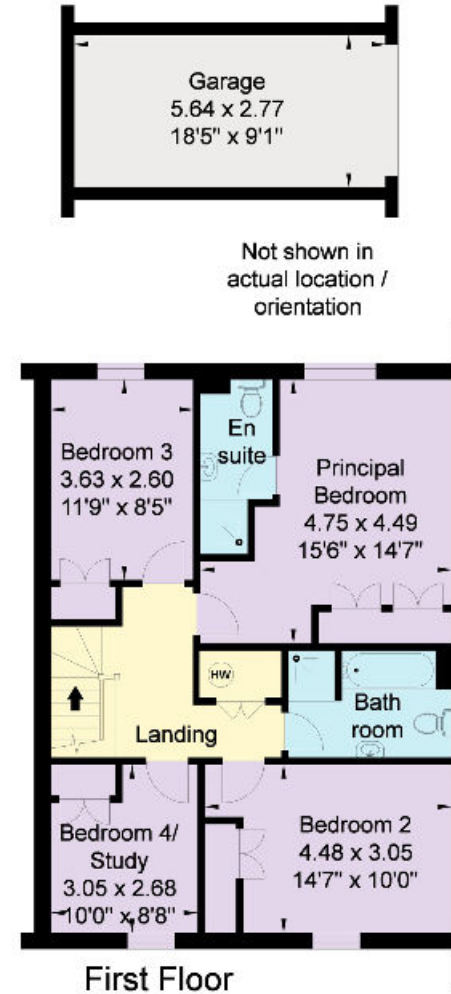
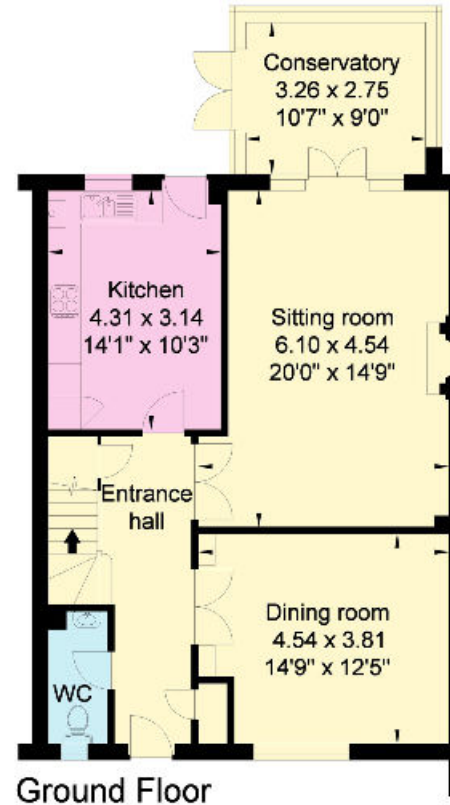






Directions (CV37 7BW)

From the town centre, proceed south over the river bridge, taking the first turning on the left along Tiddington Road. Riverbank Gardens can be found on the right, identified by our for sale board.



Approximate Gross Internal Floor Area
172 sq m / 1,851 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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