

Peter Clarke



3 St Davids Terrace, Stratford Road, Newbold on Stour, Stratford-upon-Avon, CV37 8UJ

- NO CHAIN
- One bedroom freehold coach house
- Ideal first time buy, lock up and leave, rental or downsize property
- Two allocated parking spaces
- Courtyard garden and additional ground with potential
- Accommodation arranged over the first floor in excellent condition
- Viewing highly recommended



£190,000

NO CHAIN. A superb opportunity to purchase this FREEHOLD one bedroom coach house with its own garden allocated parking for two vehicles and additional ground. Located in the heart of Newbold-on-Stour with local amenities, the property presents an ideal opportunity for lock up and leave, investment, downsize or a first time buyer.

#### ACCOMMODATION

Entrance hall located on the ground floor with wall mounted combination boiler, wood effect flooring, stairs leading up to landing with loft hatch. Open plan sitting/dining room and kitchen, two windows to rear, kitchen area with a range of matching wall and base units over, with work top over, incorporating one and a half bowl, stainless steel sink with drainer and four ring gas hob with extractor fan hood over. integrated. Oven and dishwasher, space for fridge freezer and washing machine.

Bedroom with window to front, free standing wardrobes included. Bathroom with opaque window to front, bath with electric shower over, wash basin unit with low level cupboards, wc, part tiled walls, wood effect flooring.

Outside to the rear is a paved courtyard garden enclosed by fencing. There are two allocated brick paved parking spaces in a shared parking area. There is a further stone chipping area of ground ideal for storage.

#### 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 gas, electric, water and private drainage by way of a Klargester are connected to the property. There is an estate charge of £280 per annum paid to St David's Terrace Management Ltd. However this should be checked by your solicitor before 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:** Council Tax is levied by the Local Authority and is understood to lie in Band A.

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

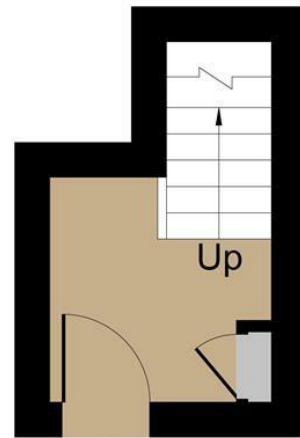
**VIEWING:** By Prior Appointment with the selling agent.



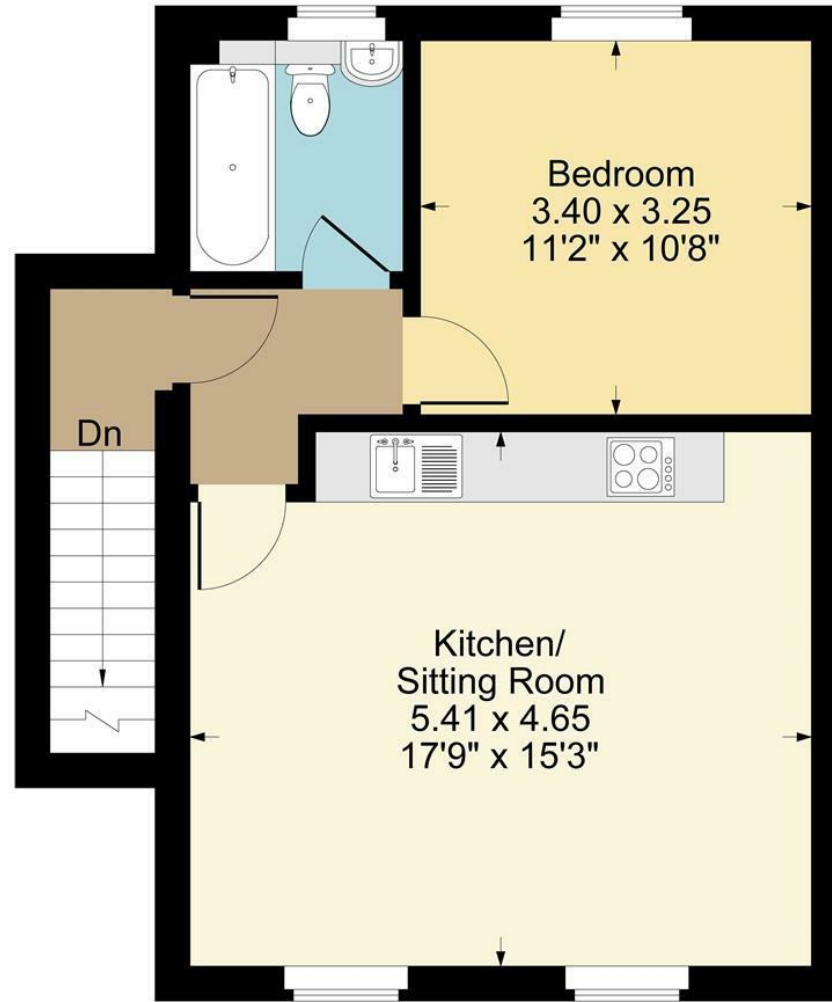
3 St Davids Walk, Newbold on Stour



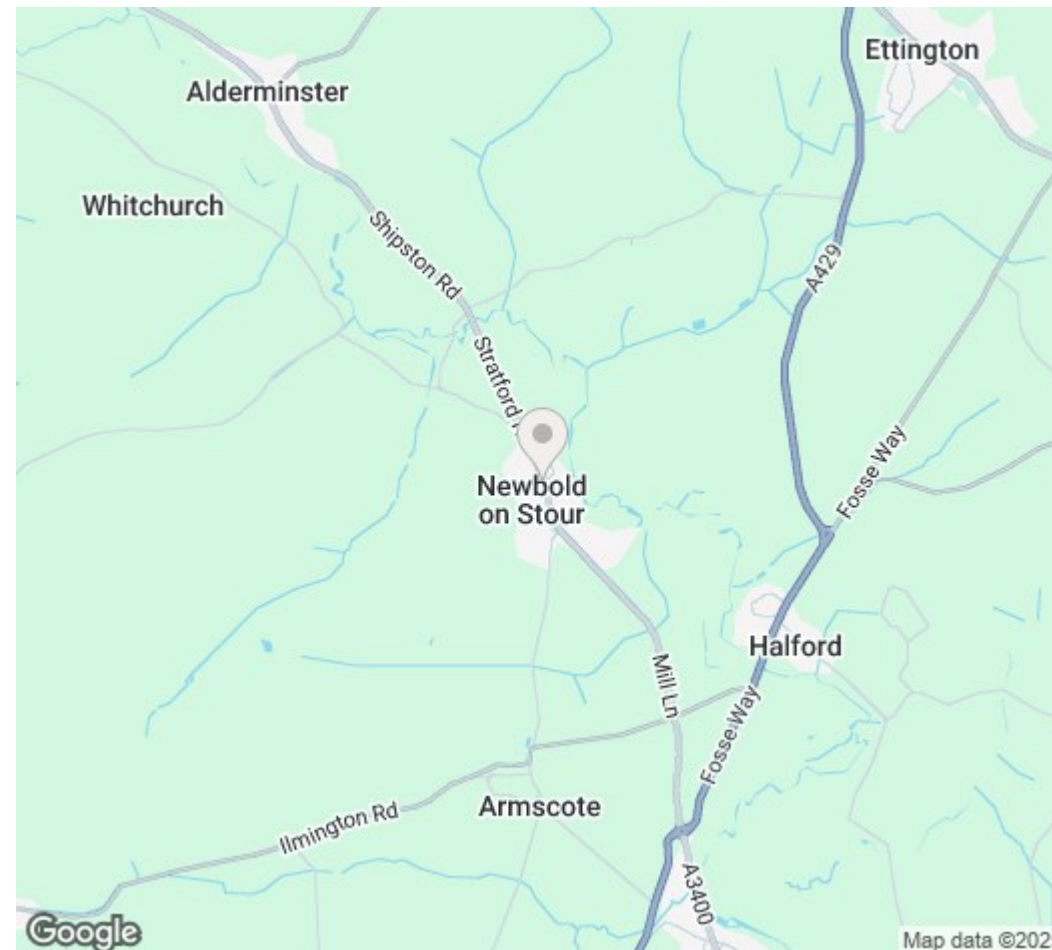
Approximate Gross Internal Area  
Ground Floor = 4.85 sq m / 52 sq ft  
First Floor = 48.48 sq m / 522 sq ft  
Total Area = 53.33 sq m / 574 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



IN  
Ground Floor



First Floor



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB  
01608 260026 | [shipston@peterclarke.co.uk](mailto:shipston@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

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