

FOR SALE



West Street, Stratford-upon-Avon

2 Bedrooms, 2 Bathroom, Mid Terraced House

£550,000


MARTIN&CO



- Two double bedrooms
- Spacious living dining room
- Downstairs shower and cloakroom
- Cellar
- Character features
- Scope for development
- Town centre location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		

FULL DESCRIPTION NO CHAIN – A rare opportunity to acquire this spacious and characterful two-bedroom home, brimming with potential (STPP) to extend and enhance. Situated on one of Old Town's most sought-after streets, this property offers generous accommodation and a charming south-facing garden with a large brick-built store.

Accommodation:

An elevated entrance leads to a welcoming lobby and into the open-plan sitting/dining room featuring a statement fireplace and double doors opening to the garden. A door leads down to a useful cellar, ideal for storage. The kitchen is fitted with a range of wall and base units, one-and-a-half bowl sink with drainer, space for a cooker, and wall-mounted combination boiler. A rear hall offers access to the garden and leads to a ground floor shower room with WC.

First Floor:

The landing gives access to two double bedrooms. The rear bedroom connects to a dressing room with fitted wardrobes, which in turn opens into a family bathroom complete with panelled bath, WC, pedestal basin, and linen cupboard.

Outside:

To the front, a paved area and gated side access lead to the rear garden-featuring paved patios, pathways, artificial lawn, stone chipping borders, and a substantial brick garden store. The garden is part-walled and part-fenced, ensuring privacy.

General Information:

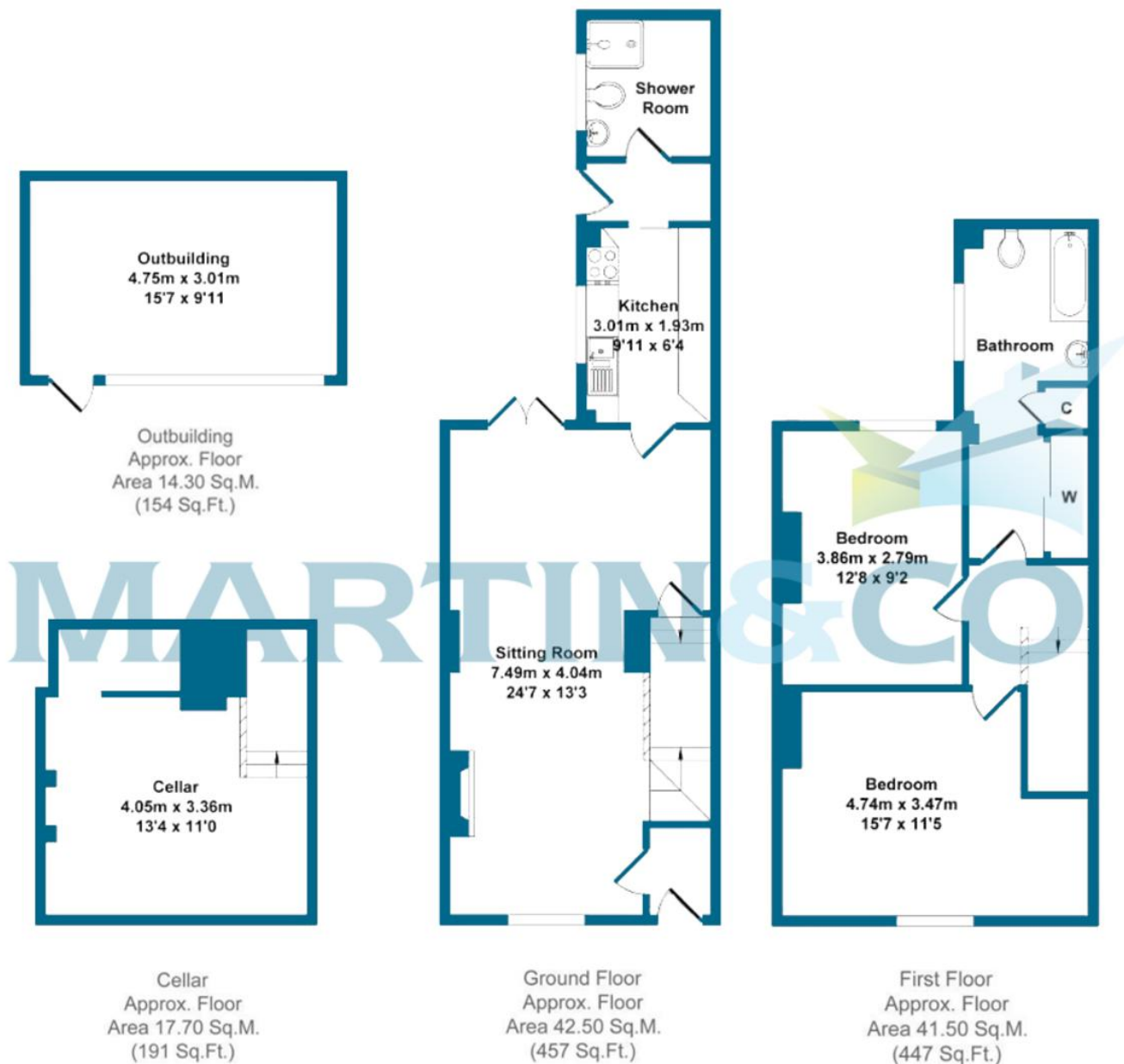
- Tenure: Freehold (to be verified by a solicitor).
- Services: Mains gas, electricity, water, and drainage



(to be confirmed).

- Council Tax: Band D.
- EPC Rating: D (full certificate available on request).
- Note: Includes shared side access for refuse collection.





Total Approx. Floor Area 116.0 Sq.M. (1249 Sq.Ft.)

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.