

Peter Clarke



34 Percy Street, Stratford-upon-Avon, CV37 6SL

- Walking distance of the town centre
- Potential for improvement and extension STPP
- Driveway to the front plus potential to make additional parking
- Two reception rooms
- Two bathrooms
- Cul de sac location
- NO CHAIN



Guide Price £300,000

At the end of a quiet cul de sac is this three bedroom semi-detached home, offering great potential for extension and improvement subject to the necessary planning permissions. Having been under the same ownership for the last 35 years, and located within walking distance of the town centre with the added bonus of off road parking, this property offers a great opportunity. NO CHAIN.

ACCOMMODATION

Entrance hall with access to understairs storage cupboard. Sitting room. Dining room and kitchen with space for appliances and door to garden. Ground floor bathroom comprising a white suite with bath, wc and wash hand basin.

First floor landing with over stairs airing cupboard housing the hot water tank, two double bedrooms, one single bedroom and a shower room with wc and wash hand basin.

Outside to the rear is a paved pathway leading to a garden with a mixture of flower beds, lawn, shrubs, and trees. There is also a garage but please note there is no vehicular access to this. Driveway to the front.

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 drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating but please note the boiler has recently been condemned.

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.

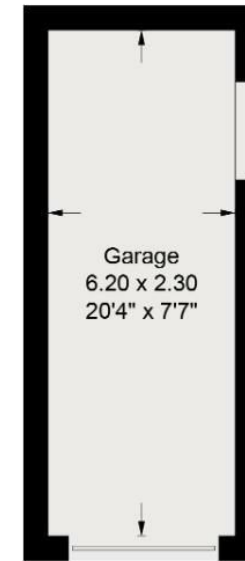
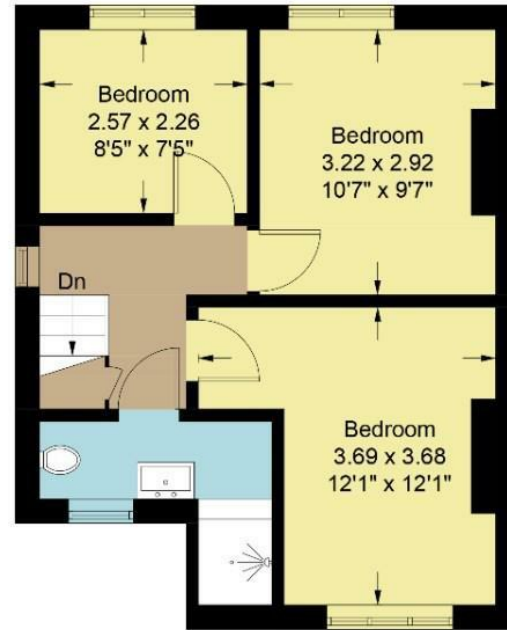
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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.



34 Percy Street, Stratford - Upon -Avon, CV37 6SL



(Not Shown In Actual Location / Orientation)

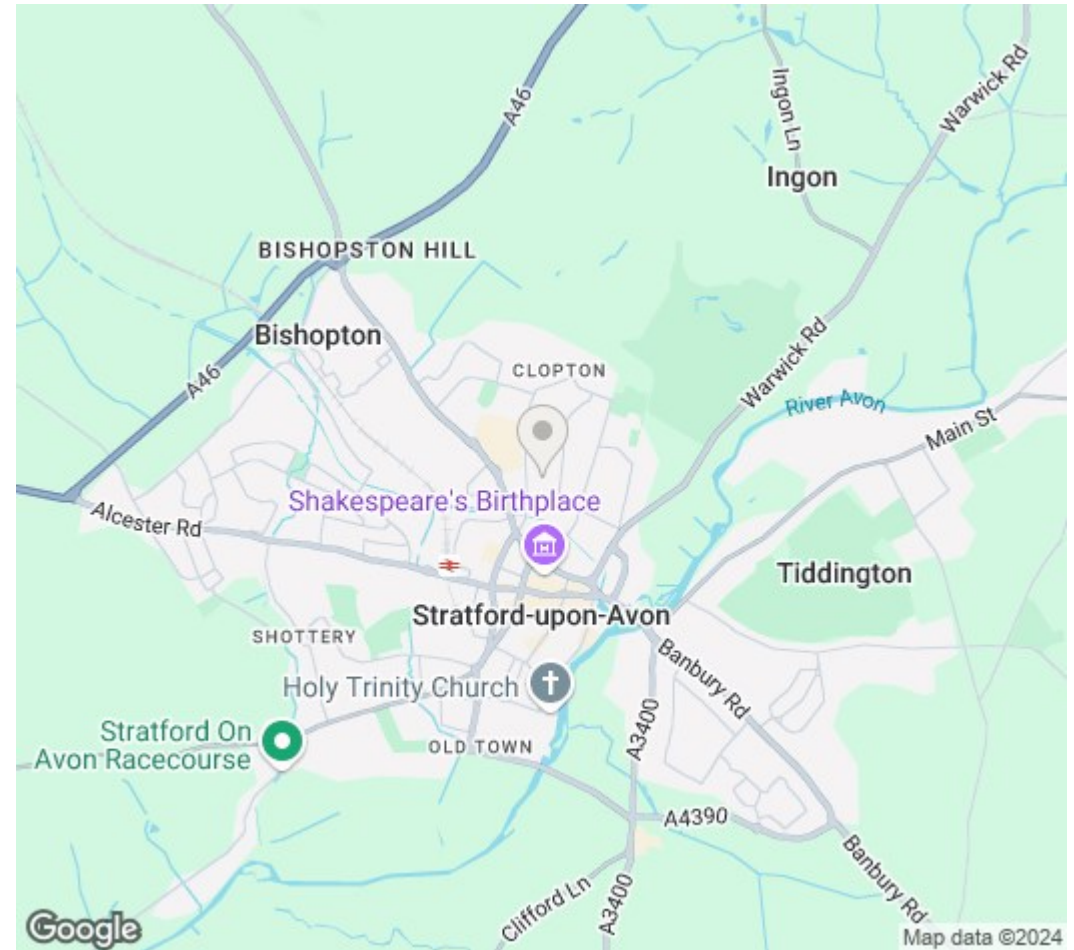
Ground Floor

First Floor

Approximate Gross Internal Area = 80.5 sq m / 866 sq ft
Garage = 14.3 sq m / 154 sq ft
Total = 94.8 sq m / 1020 sq ft

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





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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke

