

Peter Clarke



2 Narrow Lane, Stratford-upon-Avon, CV37 6DP

- NO ONWARD CHAIN
- Garage and off road parking
- End terraced
- Two double bedrooms, two bathrooms
- Walled courtyard garden
- Popular Old Town location
- Walking distance of the town centre



£475,000

A rare opportunity to purchase a two double bedroom, two bathroom property located in the popular Old Town and benefitting from a GARAGE and OFF ROAD PARKING. Offered with NO ONWARD CHAIN, being walking distance of the town centre, and enjoying a walled courtyard garden, this property is a rare find.

#### ACCOMMODATION

Entrance hall with understairs storage. Breakfast kitchen with matching wall, base and drawer units with work surface over and incorporating stainless steel sink and drainer unit, integrated oven, four ring gas hob and overhead extractor, space for washing machine, fridge and freezer. Sitting room with fireplace with tiled surround and double set of sliding doors to garden. Cloakroom with wc and wash hand basin.

First floor landing with loft access and door to storage cupboard. Bedroom being dual aspect. En suite with large shower cubicle, wc and pedestal wash hand basin. Second bedroom with built in wardrobe. En suite with bath, shower over, wc and pedestal wash hand basin.

Outside the property enjoys a walled courtyard garden with gated side access and pedestrian access to the garage ( having electric and light) along with off road parking to the front for one car.

#### 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 central heating.

**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.

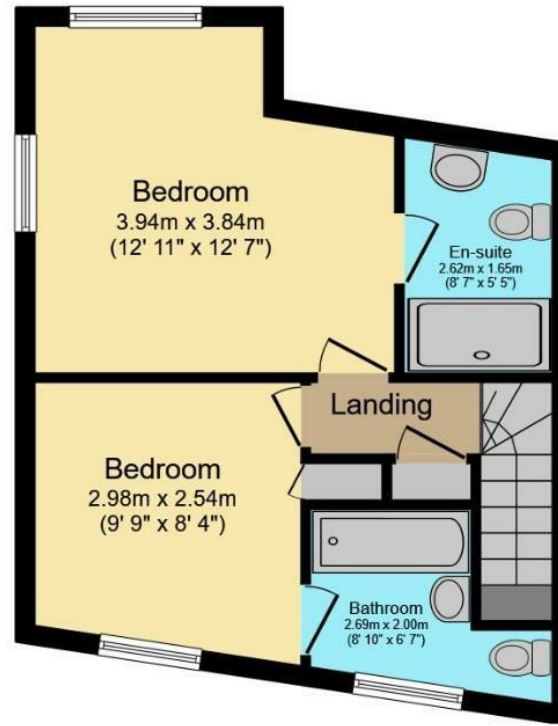
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D A full copy of the EPC is available at the office if required.

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

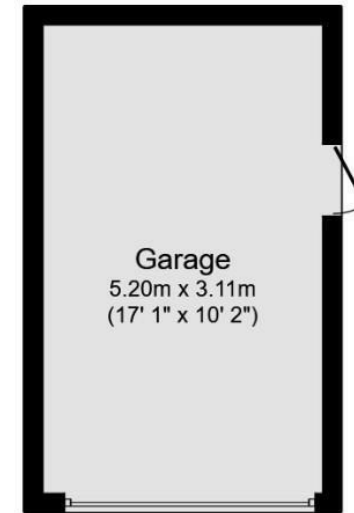




**Ground Floor**



**First Floor**

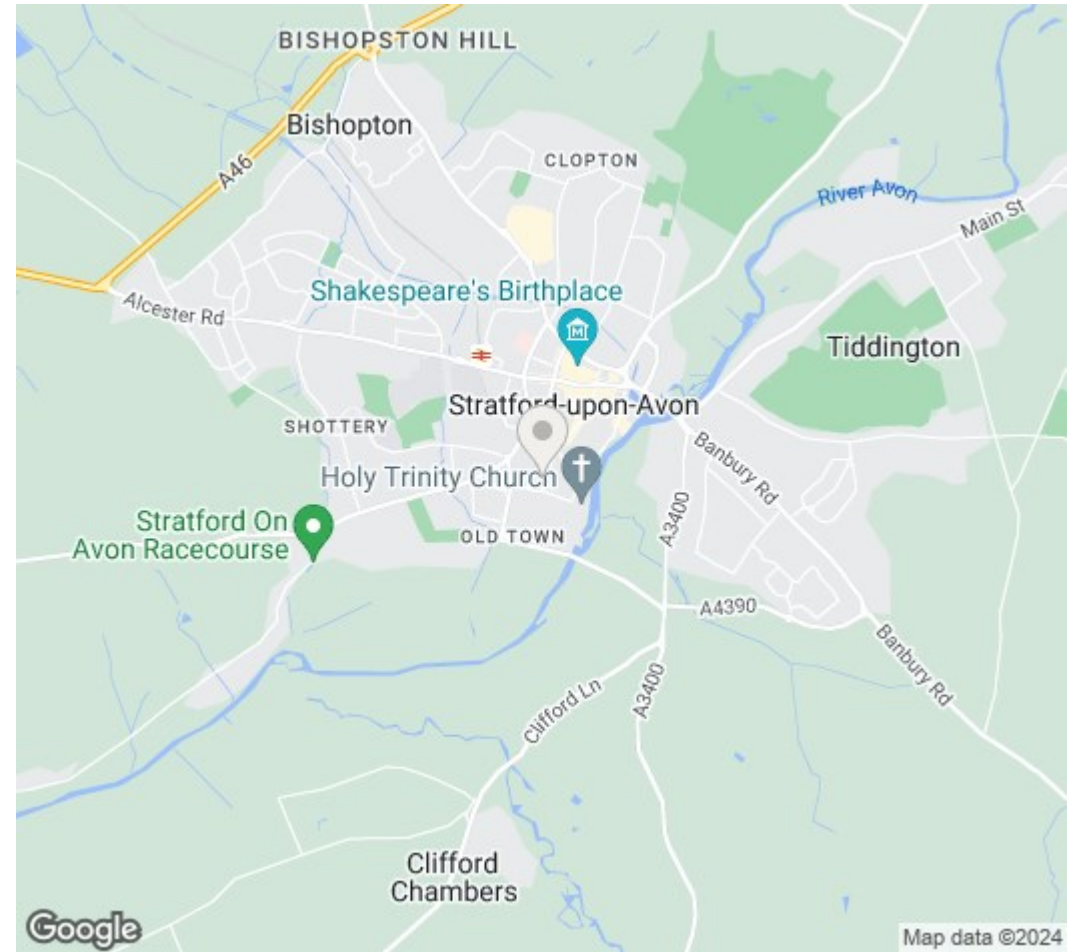


**Garage**

Total floor area 93.7 sq.m. (1,009 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox





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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