



Peter Clarke

2 Sunshine Cottages, Shottery, Stratford-upon-Avon, Warwickshire, CV37 9HB

- Two double bedroom character cottage
- Tucked away Shottery location with delightful garden and green space to front
- Sitting room with feature fireplace and wood burning stove
- Kitchen/dining room with granite work tops and a useful utility/cloakroom just off
- Viewing highly recommended



Asking Price £345,000

A very charming, two bedroom spacious cottage in a tucked-away position in the ever-popular Shottery area. Further benefits include beautifully landscaped rear garden with brick built outbuilding, sitting room with wood burning stove, kitchen/dining room, utility/cloakroom and a stylish bathroom. The property would make an ideal investment, downsized property and also has potential to extend (STPP).

ACCOMMODATION

Entrance porch being double glazed with upvc framework, opens into the sitting room with half height bay window to front, raised feature brick fireplace housing wood burning stove. Kitchen/dining room with range of matching wall and base units with black and gold speckled granite work top over incorporating Belfast style sink and four ring gas hob with retractable extractor fan hood over. Integrated double oven, fridge freezer and dishwasher, space for dining table and chairs, understairs recess storage area. Steps down to rear lobby with door to garden and utility/cloakroom having window to rear, work top incorporating wash hand basin and low level cupboard, space for washing machine and tumble dryer, wc, wall mounted combination boiler and tiled flooring.

First floor landing with loft hatch, ladder leads to a partially boarded loft space with internal light.. Bedroom with window to rear, range of fitted wardrobes. Second bedroom with window to front and fitted wardrobe. Bathroom with window to front, linen cupboard with slatted shelving, roll top bath with hand held shower attachment, separate shower cubicle, pedestal wash hand basin, wc, chrome heated towel rail and tiled flooring.

Outside to the front is a mainly laid to lawn garden with hedgerow and picket fence boundaries. To the rear is a beautifully landscaped cottage garden with paved pathways, patios, partly laid to lawn, mature shrubs and trees, and planted beds. Brick built garden shed with internal power and light. Gate to side leading to a shared pathway to front, for refuse.

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. There is a shared pathway for refuse to the side and a further shared pathway to the front for access to all neighbouring properties.

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

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.

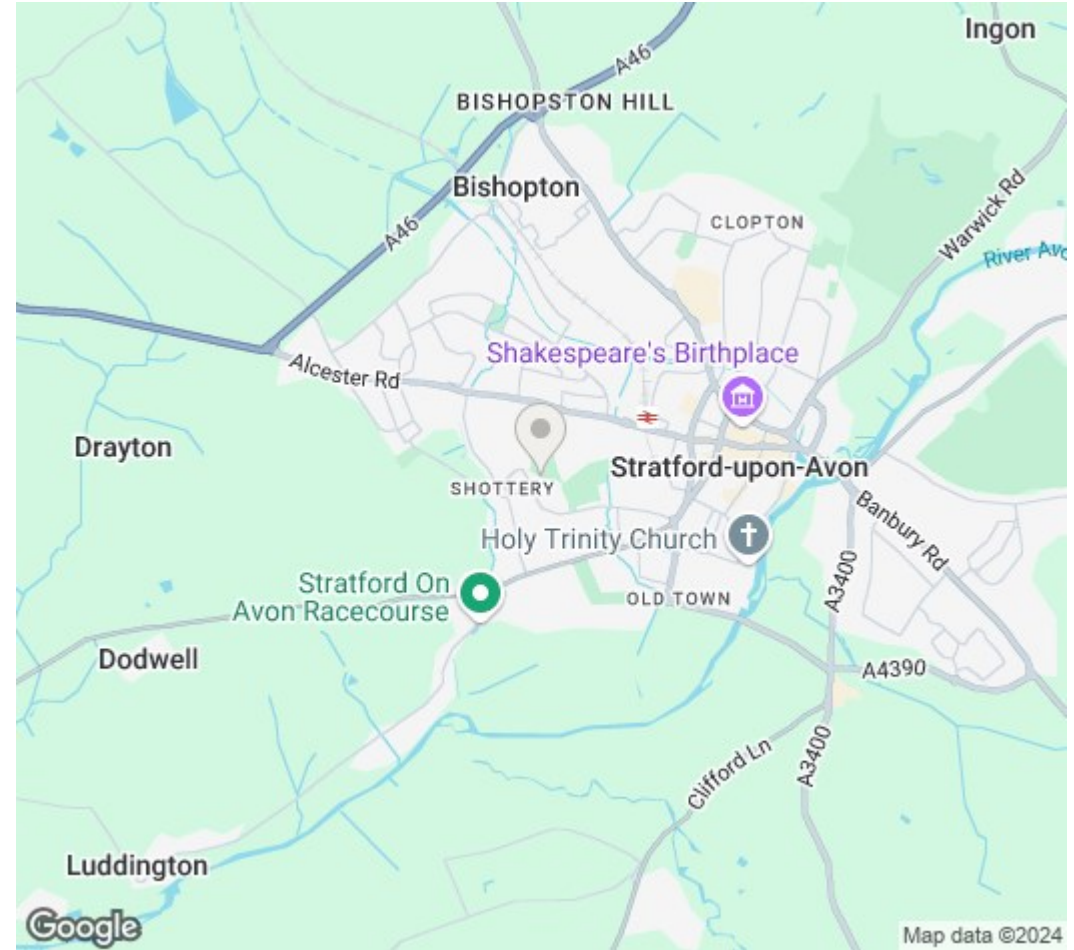


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 Total Approx. Floor Area 71.10 Sq.M. (765 Sq.Ft.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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serving South Warwickshire & North Cotswolds

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